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PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

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ADMINISTRATION
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NOTICE OF CANCELLATION

PLANNING COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
REGULAR MEETINGS
THURSDAYS,

DECEMBER 25, 1997, AND JANUARY 1, 1998

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for Thursdays, December 25, 1997, and January 1, 1998 had been canceled. The next Regular Meeting of the Planning Commission will be held on Thursday, January 8, 1998.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

V. PRESIDENT	HECTOR J. CHINCHILLA
COMMISSIONER	DENNIS A. ANTENORE
COMMISSIONER	RICHARD HILLS
COMMISSIONER	CYNTHIA JOE
COMMISSIONER	LAWRENCE B. MARTIN
COMMISSIONER	BEVERLY J. MILLS
COMMISSIONER	ANITA THEOHARIS

GERALD GREEN, DIRECTOR OF PLANNING
ROBERT PASSMORE, ZONING ADMINISTRATOR
LINDA AVERY, COMMISSION SECRETARY

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NOTICE OF CANCELLATION
CITY AND COUNTY OF SAN FRANCISCO
THURSDAY
DECEMBER 17, 1987

NOTICE TO HERBERT SWERDLOW, former President of the San Francisco Planning Commission, that the Commission has voted to rescind its resolution of January 6, 1987, and to appoint a new President of the Commission. The Commission's decision will be final on January 6, 1988.

1987-12-17
Commission Secretary

NOTICE TO HERBERT SWERDLOW, former President of the San Francisco Planning Commission, that the Commission has voted to rescind its resolution of January 6, 1987, and to appoint a new President of the Commission. The Commission's decision will be final on January 6, 1988.

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MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JANUARY 8, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

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PRESENT: Hector Chinchilla, President, Dennis Antenore, Richard Hills, Cynthia Joe, Beverly Mills, Anita Theoharis

ABSENT: Larry Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:30 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 97.669C (HING)
1209 VICENTE STREET, south side, between 23rd and 24th Avenue, Lot 48 in Assessor's Block 2473. Request for authorization of Conditional Use to construct a two-story residential addition above an existing single-story commercial building. Four new dwelling units are proposed without providing four off-street parking spaces as required under Section 151 of the Planning Code in an NC-1 (Neighborhood Commercial Cluster) District with a 40-X Height and Bulk designation. Under Code Section 161(j), the Planning Commission may reduce the off-street parking requirement for dwelling units in Neighborhood Commercial (NC) Districts.
(Continued from Regular Meeting of December 11, 1997)
(Proposed for Continuance to January 22, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Hills, Mills, Antenore, Theoharis, Joe

ABSENT: Martin

2. 97.771D (MILLER)
370 DE HARO STREET, Discretionary Review on Building Permit No.

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9717324 proposing the conversion of a building approved as 20 commercial loft spaces to 20 live/work spaces on the property located at 370 De Haro Street, northwest corner at 17th Street, in an M-2 (Heavy Industrial) District and a 50-X Height and Bulk District.

(Continued from Regular Meeting of December 4, 1997)

(Proposed for Continuance to March 5, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Hills, Mills, Antenore, Theoharis, Joe

ABSENT: Martin

3. 97.686C (LI)
1100 GRANT AVENUE, northeast corner at Pacific Avenue; Lot 10 in Assessor's Block 162: -- Request for Conditional Use authorization under Sections 812.49 and 812.20 of the Planning Code to establish a financial service of approximately 3,600 square feet in the CR-NC (Chinatown Residential Neighborhood Commercial) District and a 50-N Height and Bulk District.

(Proposed for Continuance to February 5, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Hills, Mills, Antenore, Theoharis, Joe

ABSENT: Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS:

Brett Gladstone

Re: 1220 Jones Street/75 Pleasant Street

Curtis Davis

Re: 75 Pleasant Street

Pete Peterson

Re: 75 Pleasant Street

Dan Weaver

Re: 1800 Ocean Avenue/Post Office

Jeffrey Chang

Re: 1220 Jones Street

Jenny Tseng
Re: 76 Pleasant Street

C. COMMISSIONERS' QUESTIONS AND MATTERS

Theoharis: 1800 Ocean Avenue on 1/22/98

4. Consideration of Adoption: Draft minutes from 11/13/97, 11/20/197,
12/4/97, 12/11/97, 12/18/97

ACTION: Approved as drafted

AYES: Chinchilla, Hills, Mills, Antenore, Theoharis, Joe

ABSENT: Martin

D. DIRECTOR'S REPORT

5. DIRECTOR'S ANNOUNCEMENTS

Wished everybody Happy New Year

6. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS &
BOARD OF SUPERVISORS

Mr. Passmore gave Commission a status report on 73-75 Pleasant Street

E. REGULAR CALENDAR

7. 97.787B (NIXON)
650 TOWNSEND STREET, AKA 699 - 8TH STREET, at the northeast corner
of 8th and Townsend Streets, Lot 9 in Assessor's Block 3783. Request for
authorization for conversion of up to 275,000 square feet of Apparel Mart
design/display space to office space pursuant to Sections 321 and 322 of the
Planning Code in a M-2 (Heavy Industrial) District and a 65X and 100X Height
and Bulk District.

(Continued from Regular Meeting of December 11, 1997)

SPEAKERS: Mr. Cassidy, Joe Mott, Sue Hestor

**ACTION: Approved with conditions as modified: Add #7: Hours of operation
and routes for shuttle bus**

AYES: Chinchilla, Hills, Mills, Antenore, Theoharis, Joe

ABSENT: Martin

MOTION No.: 14520

8. 97.467L (PAEZ)
1088 GREEN STREET, the former Engine House (Firehouse) No. 31, north
side between Leavenworth and Jones Streets, Lot 10 in Assessor's Block
121-- Consideration of a Landmark nomination pursuant to Landmarks
Preservation Advisory Board adoption of Resolution No. 498, on September

17, 1997, initiating landmark designation of the property and recommending that the Planning Commission take action to designate the property a landmark site in accordance with Article 10 of the City Planning Code. The property is within a RM-2 (Residential, Mixed, Moderate Density) Zoning District and a 40-X Height and Bulk District.

SPEAKERS: Dan Reidy, Denise LaPointe, William Kostura

ACTION: Approved

AYES: Chinchilla, Hills, Antenore, Theoharis, Joe

EXCUSED: Mills

ABSENT: Martin

RESOLUTION No.: 14522

9. 97.210L (PAEZ)

1701 NINETEENTH AVENUE, the former Shriner's Hospital and Grounds, the northern portion of lot 3 in Assessor's Block 1924, bound by Nineteenth Avenue on the east, Twentieth Avenue on the west, Lawton Street on the north and an unimproved section of the Moraga Street right-of-way on the south -- Consideration of a Landmark nomination pursuant to Landmarks Preservation Advisory Board adoption of Resolution No. 499, on October 1, 1997, initiating the landmark designation of the northern portion of the property and recommending that the Planning Commission take action to designate the northern portion of the property a landmark site in accordance with Article 10 of the City Planning Code. The property is within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

SPEAKERS: Daniel Reidy, F. Joseph Butler, Mary Ann Miller, Kevin Holl, Philip Carleton, Denise LaPointe, Carolyn Klemeyer, Ethel Friedrich, Teresa Hallinan, William Kostura, Catherine Russo, F. Van Orden, Dee Dee Workman, Carolyn Gates, E. McGoldrick, Marjorie Freenkel, Margarite Areher, Ruth Strassner, Anne Bloomfield, Helen Sant, Tom Quaglia, Theodore Corsones, Robert Pender, Margaret Deig, Marc Duffett, Chris Verplanck

ACTION: Approved

AYES: Chinchilla, Hills, Antenore, Theoharis, Joe

NOES: Mills

ABSENT: Martin

RESOLUTION No.: 14523

10. 97.882R (BILLOVITS)

2290-2295 GEARY BOULEVARD -- General Plan Referral considering an encroachment permit for a proposed pedestrian bridge spanning the public right-of-way 30 feet above Geary Boulevard connecting Kaiser Medical Center

buildings on both sides of Geary between Divisadero and Broderick Streets, per Section 4.105 of the San Francisco Charter and Section 3.012 of the San Francisco Administrative Code.

SPEAKERS: Kelly Frederick, Rich Ow, Alice Barkley, Dick Pettingall Beverly Rashind, Margaret Verges, Paul Finwall, Ann Rahe,

ACTION: Approved with conditions as modified: Add to findings a stipulation that this is an exceptional situation.

AYES: Chinchilla, Hills, Mills, Antenore, Theoharis, Joe

ABSENT: Martin

MOTION No.: 14521

11. 97.482C (BILLOVITS)

2743-2761 GEARY BOULEVARD; Lots 27, 28, 29 AND 30 in Assessor's Block 1092 -- Request for a Conditional Use Authorization to demolish an existing second-story dwelling unit located at 2761 Geary Boulevard, and construct a new four-story building containing 22 dwelling units, 22 parking spaces and 4,700 square-feet of commercial space on a 13,000 square-foot lot in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District, per Planning Code Sections 121.1 and 712.39.

SPEAKERS: Mike Sarmiento, Bruce Bauman, Jake McGoldrich

ACTION: Approved with conditions as modified: Add to #2 that the project architect continue working with Department on the details of the building design, particularly facade treatments.

#13: Provide security fencing during construction and demolition.

#14: Project sponsor shall provide neighbors with a representative to monitor construction

AYES: Chinchilla, Hills, Mills, Antenore, Theoharis, Joe

ABSENT: Martin

MOTION No.: 14524

12. 97.636C (ZWIERZYCKI)

2121 & 2145 - 19TH AVENUE, west side between Quintara and Rivera Streets, Lots 33 and 34 in Assessor's Block 2198 -- Request for Conditional Use authorization under Section 209.6(b) to install a total of six Sprint panel antennas encased in a fiberglass cylinder on the rooftop of an existing two-story office building (2145 - 19th Avenue), and one base transceiver station on the second floor of an adjacent two-story office building (2121 - 19th Avenue), as part of a wireless communication network in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 13, 1997)

SPEAKERS: Mauren Bassett, Giselle Quezada, Richard Moy, Albert Lee, Robert Weller

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Hills, Mills, Theoharis, Joe

NOES: Antenore

ABSENT: Martin

MOTION No.: 14525

13. 97.752C (PEPPER)

2298 CHESTNUT STREET, northeast corner at Scott Street; Lot 036 in Assessor's Block 488A: -- Request for Conditional Use authorization under Section 711.26 of the Planning Code to allow a Walk-Up Automated Teller Machine (ATM) (as defined by Section 790.140 of the Planning Code) with less than a three-foot recess from the property line, in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of December 11, 1997)

SPEAKERS: None

ACTION: Without hearing. Continued to 2/5/98

AYES: Chinchilla, Hills, Mills, Antenore, Theoharis, Joe

ABSENT: Martin

AT APPROXIMATELY 6:10 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

14. 97.488D (LI)

168 RAE AVENUE, Discretionary Review on Building Permit No. 9708243 proposing the construction of a three-story addition at the rear of the building in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of November 20, 1997)

SPEAKERS: Julie Vale, George Vale, Joyce Chang

ACTION: Approved as amended: Note to DB that window shall be closed and address smoke stake.

AYES: Chinchilla, Hills, Mills, Antenore, Theoharis, Joe

ABSENT: Martin

15. 97.736D (BAÑALES)

1769 NOE STREET, Discretionary Review on Building Permit No. 9714747 proposing construction of a horizontal addition on three floors with rear deck on single family dwelling.
(Continued from Regular Meeting of November 20, 1997)

SPEAKERS: Scott Chandler, Darla Ratcliff, Anna M. Farrell, Bruce Coleman, Carlos Hollis, Melony Mandray, Austin Brian, Linda Chass, Ted Quarry

ACTION: Approved as modified: reduce height 2 feet, remove roof from rear deck; same siding as existing and trellis the side wall.

AYES: Chinchilla, Hills, Mills, Antenore, Theoharis, Joe

ABSENT: Martin

16. 97.735D (BEATTY)
1993 - 14TH AVENUE, west side between Pacheco Street and Mandalay Lane, Lot 010 in Assessor's Block 2120B - Request for Discretionary Review of Building Permit Application No. 9707015, proposing to demolish the existing single-family dwelling and construct a new single-family dwelling in a RH-1 (House, One-Family) District.

(Continued from Regular Meeting of December 4, 1997)

NOTE: On 1/8/98, the Commission stated they will not consider further continuance and will decide the case on 1/22/98.

SPEAKERS: Frank Noto, Margarita Perry, Ed Wakil, Gertrude Payne, Anita M. Perry, Evelyn M. Zanler, John Peterson, Sergio Baldocchi, Ariana Fabbri, Alice T. Baldocchi, Gladys Iacono, Barbara Burdick, Sergio Rebrik, Suzanne Heisler

ACTION: Continued to 1/22/98.

AYES: Chinchilla, Hills, Mills, Antenore, Theoharis

NOES: Joe

ABSENT: Martin

17. 97.778D (WANG)
859 ELIZABETH STREET, south side between Douglass Street and Hoffman Avenue, Lot 23 in Assessor's Block 2829 - Request for Discretionary Review of Building Permit Application No. 9716253 to construct a two-story addition, at the rear of the existing three-story, single-family dwelling in an RH-2 (Residential, House, Two-Family) District. The application also proposes the creation of a garage within the existing ground floor to accommodate one off-street parking

SPEAKERS: Andrew Grimstad, Claire Pilcher, Michael Cronbach, Mary Nordstrom, Edward Nyberg, Sharon Duberry

ACTION: Approved revision #4 as amended: remove 3 ft on east, property line; finished exterior material.

AYES: Chinchilla, Hills, Mills, Antenore, Theoharis, Joe

ABSENT: Martin

18. 97.504D (GORDON)
1304 MONTGOMERY STREET, east side between Union and Filbert Streets, Lot 017 in Assessor's Block 0106 - Request for Discretionary Review of Building Permit Application No. 9702514, proposing exterior alterations including the modification and addition of window openings and skylights, the recladding of the exterior facade with cement plaster, and the construction of a new roof-level balcony to an existing three-story over-basement single-family dwelling in a RH-3 (House,

Three-Family) District. This building is designated a Non-Contributory Building to the Telegraph Hill Historic District. The proposal was reviewed by the Landmarks Preservation Advisory Board under Certificate of Appropriateness Case No. 97.504A on November 5, 1997.

SPEAKERS: James Atwood, Joe Luttrell, Leo J. McLaughlin, Nancy Shanahan, Stacy Shemberg, Lea Schick, Aaron Peskin, Lucia Bogatay, Marshall Roath, Mary Lipian, Paulette Taggart

ACTION: Approved with modification: to require wood sash and siding

AYES: Chinchilla, Hills, Antenore, Theoharis

NOES: Joe, Mills

ABSENT: Martin

Adjournment: 9:02 p.m

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF JANUARY 22, 1998.

ACTION: Approved as drafted

AYES: Chinchilla, Mills, Hills, Joe, Theoharis, Antenore

ABSENT: Martin

980108.MIN

ADDENDUM**MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY
JANUARY 8, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

A. ITEMS TO BE CONTINUED

96.099E

(NISHIMURA)

MOSCONE CENTER EXPANSION PROJECT; northwest corner of Howard and 4th Streets and also bounded by Minna Street; Lots 18, 35, 36, 37, 38, 68, 69 and 70 in Assessor's Block 3724; within a C-3-S (Downtown Support) District and a 160-F Height and Bulk District, and Assessor's Lot 70 is also within the Yerba Buena Center Redevelopment Area. Appeal of the Preliminary Negative declaration published on November 29, 1997 for a proposed new convention building, Moscone III. The proposed project is new construction of an approximately 680,000 gross square foot, three-story over basement, approximately 115-foot high convention facility on an approximate 189,000 square foot site after demolition of a two-story restaurant and office building and a six-story over basement office, restaurant and retail building, removal of a paved public parking lot, and street vacation of Holland Court. A truck loading facility would be provided in the basement level of the building. In addition, the proposed project would require authorization by the Planning Commission pursuant to Planning Code Section 309 and General Plan referral for review by the Planning Department.

(Proposed for Continuance to January 22, 1998)

SPEAKERS: None

ACTION: Without hearing. Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore, Theoharis, Joe

ABSENT: Martin

MINUTES OF SPECIAL JOINT MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
AND
REDEVELOPMENT AGENCY COMMISSION

THURSDAY
JANUARY 15, 1998
BOARD OF SUPERVISORS CHAMBERS
ROOM 404
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

PLANNING COMMISSION:

PRESENT: Chinchilla, Antenore, Hills, Martin, Beverly, Theoharis
ABSENT: Joe

REDEVELOPMENT AGENCY COMMISSION:

PRESENT: Dunlop, Yee, Palma, King, Singh

**THE MEETING WAS CALLED TO ORDER BY PLANNING COMMISSION PRESIDENT
CHINCHILLA AT 1:30 P.M.**

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Brian Kalahar, Hillary Gitelman, David Lindsay, Gene Coleman and Andrea Green - Acting Commission Secretaries

1. 94.061E (KALAHAR)
DISPOSAL AND REUSE OF THE FORMER NAVAL SHIPYARD AT HUNTERS POINT --
Public Hearing on Draft Environmental Impact Statement/Environmental Impact Report. The proposed federal action discussed in the Draft EIS/EIR is the disposal of federal surplus land at the former Hunters Point Naval Shipyard in San Francisco, California. The document also considers the impacts of the Reuse Plan, developed by the City and County of San Francisco and the San Francisco Redevelopment Agency, as well as a Reduced Development alternative and the required No Action alternative. The Proposed Reuse Plan would be implemented by the Hunters Point Shipyard Redevelopment Plan (also called the Redevelopment Plan), and emphasizes mixed use of the site, including residential, industrial, maritime industrial, cultural, institutional, mixed use, research and development, and open space uses. Implementation of the Proposed Reuse

Plan may require changes to the San Francisco General Plan (including the addition of a new Hunters Point Shipyard Area Plan), and changes to Bay Conservation and Development Commission's Bay Plan and to their Seaport Plan.

(Continued from December 11, 1997)

Note: Written comments will be received at the Planning Department until 5:00 p.m., on January 20, 1998.

SPEAKERS: Leva Hilecaux, Saul Blee, Jeff Mormar, Keth Nakatani, Chris Charlin, Mike Roson, Mary Ann Miller

ACTION: Public hearing only. No action required at this time.

PUBLIC COMMENT

At this time, members of the public may address the Commissions on items that are within the subject matter jurisdiction of the San Francisco Planning Commission and the Redevelopment Agency Commission. Members of the public may address the Commissions for up to three minutes. **The president or chairperson may limit the total testimony to 30 minutes.**

NONE

Adjournment: 2:35 P.M.

AMENDED
MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JANUARY 15, 1998
BOARD OF SUPERVISORS CHAMBERS
ROOM 404
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:00 P.M.

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PRESENT: Hector Chinchilla - President, Dennis Antenore, Richard Hills, Larry Martin,
Beverly Mills, Anita Theoharis
ABSENT: Cynthia Joe

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 3:00 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning
Administrator, Jonas Ionin, Gus Fallay, Irene Nishimura, Grace Hing, Jon Purvis, Hillary
Gitelman, Gene Coleman and Andrea Green - Acting Commission Secretaries

A. ITEMS TO BE CONTINUED

1. 97.536D (LI)
1100 HOWARD STREET, northwest corner at 7th Street, Lot 007 in
Assessor's Block 3727 - Request for Discretionary Review of Building
Permit Application No. 9714756, proposing to construct 14 live/work units
in one building on a vacant lot (former gas station) in an SLR
(Service/Light Industrial/Residential Mixed Use) District.
(Proposed for Continuance to February 5, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore, Theoharis, Martin

ABSENT: Joe

2. 97.536E (NISHIMURA)
1100 HOWARD STREET, northwest corner of 7th Street, lot 7 in Assessor's
Block 3727; within a South of Market SLR (Service/Light Industrial/Residential,
Mixed Use) District and a 50-X Height and Bulk District. An appeal of a
preliminary negative declaration published November 1, 1997, for a proposed
project involving new construction of 14 live/work units in a four story, 49 foot tall,

approximately 23,665 gross square foot building on an undeveloped 6,750 square foot lot currently used for privately leased parking and formerly used as a gasoline service station. Fifteen parking spaces would be provided in a ground level parking garage.

(Continued from Regular Meeting of December 4, 1997)

(Proposed for Continuance to February 5, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore, Theoharis, Martin

ABSENT: Joe

3. 97.227E (GLASNER)

249 SHIPLEY STREET, 12 Live/Work Units: Appeal of Preliminary Negative Declaration. The proposal is to construct 12 live/work units in one building at 249 Shipley Street (Assessor's 3753, Lot 66), on the south side of the street between 5th and 6th Streets. The project site is currently used for vehicle parking and a one-story taxi maintenance building and three service bays on the southwest corner. The existing 13,625 square-foot lot would be subdivided into two lots, one facing Shipley Street (approximately 5,625 square feet), and the other fronting Clara Street (8,000 square feet). A new 45-foot structure would be built on the new Shipley lot, and would contain three stories including two mezzanine levels. A 12-space parking garage would be located on the first level. The other new lot would continue to be used for parking and vehicle repair. The proposed project is located in an RSD (Residential-Service Mixed Use) Zoning District.

(Continued from Regular Meeting of December 4, 1997)

(Proposed for Continuance to February 12, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore, Theoharis, Martin

ABSENT: Joe

4. 97.227D (WANG)

249 SHIPLEY STREET (AKA 250 CLARA STREET), southeast side between 5th and 6th Streets, Lot 066 in Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application No. 9708248, proposing to construct a 3-story, 12-unit live/work building in an RSD (Residential/Service Mixed Use) District.

(Continued from Regular Meeting of December 4, 1997)

(Proposed for Continuance to February 12, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore, Theoharis, Martin

ABSENT: Joe

5. 97.532C

(ANDRADE)

54 HARRIET STREET, Lot 103 in Assessors's Block 3731; west side between Folsom and Howard Streets - Request for Conditional Use Authorization to demolish and replace an existing building having two dwelling units with a new building having four, live/work units, per Planning Code Section 803.5(b), in the Residential Enclave District (RED) and 40-X Height and Bulk District.

(Continued from Regular Meeting of November 20, 1977)

(Proposed for Continuance to February 12, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore, Theoharis, Martin

ABSENT: Joe

6. 97.215X (NIXON)

39-67 SECOND STREET, east side between Stevenson and Mission Streets, Lots 19A, 33 and 34 in Assessor's Block 3708: Request for Determinations of Compliance and Request for Exceptions, as permitted under Section 309 of the Planning Code, from requirements for the Extension of Upper Tower, Section 263.9; Volume and Bulk of the Upper Tower, Section 270. The Project involves the construction of a 25-story, 330 foot tall building containing approximately 345,036 square feet of office space, 7,465 square feet of retail space and 24,152 square feet of basement parking within the C-3-0 (Downtown Office) District and a 300-S Height and Bulk District and within the New Montgomery-Second Street Conservation District.

(Proposed for Continuance to January 22, 1998 February 5, 1998)

SPEAKERS: None

ACTION: Continued as corrected

AYES: Chinchilla, Mills, Hills, Antenore, Theoharis, Martin

ABSENT: Joe

7. 97.215B (NIXON)

39-67 SECOND STREET, east side between Stevenson and Mission Streets, lots 19A, 33 and 34 in Assessor's Block 3708: Request for Authorization for Office Space in excess of 50,000 square feet pursuant to Planning Code Section 320-324. The proposal is the construction of a 25 story, 330 foot tall building containing approximately 345,036 square feet of office space, 7,465 square feet of retail space and 24,152 square feet of basement parking within the C-3-0 (Downtown Office) District and a 300-S Height and Bulk District and within the New Montgomery-Second Street Conservation District.

(Proposed for Continuance to January 22, 1998 February 5, 1998)

SPEAKERS: None

ACTION: Continued as corrected

AYES: Chinchilla, Mills, Hills, Antenore, Theoharis, Martin

ABSENT: Joe

8. 97.358C (ANDRADE)

105 MILES STREET; southwest corner of Miles and California Streets; Lot 54 in

Assessor's Block 243: Request for Conditional Use Authorization to add approximately 6,154 square feet of floor area to an existing recreational facility presently containing approximately 7,794 square feet, per Section 238 of the Planning Code, in an RM-4 (Residential, Mixed, High Density) District and in the Nob Hill Special Use District.

(Continued from Regular Meeting of November 20, 1997)

(Proposed for Continuance Indefinitely)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore, Theoharis, Martin

ABSENT: Joe

9. 97.538D (ANDRADE)
2370 BROADWAY, north side between Steiner and Fillmore Streets, Lot 027 in Assessor's Block 0563 - Request for Discretionary Review of Building Permit Application No. 9709611S, proposing to construct a deck of approximately 105 sq. ft. above an existing deck located at the rear of the building in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of December 18, 1997)
(Proposed for Continuance to March 12, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore, Theoharis, Martin

ABSENT: Joe

10. 97.380D (ARCE)
423 - 35TH AVENUE, west side between 35th and 36th Avenues, Lot 005 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit Application No. 9702211, proposing the demolition of a one-story over-basement single-family dwelling and the construction of a three-story over-garage two-family dwelling in an RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of November 20, 1997)
(Proposed for Continuance to February 12, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore, Theoharis, Martin

ABSENT: Joe

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each

member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Sima Kushnirsky

Re: 1234-33rd Avenue

John Bardis

Re: 1234-33rd Avenue

C. COMMISSIONERS' QUESTIONS AND MATTERS

11. ADOPTION OF PROPOSED HEARING SCHEDULE FOR 1998.

ACTION: Approved as corrected: canceled July 2 for the Independence day holiday and July 30 for being the fifth Thursday in the month

AYES: Chinchilla, Mills, Hills, Antenore, Theoharis, Martin

ABSENT: Joe

- 12 ELECTION OF OFFICERS:** In accordance with Article II, Section 1 of the Rules and Regulations of the San Francisco Planning Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year.

ACTION: Anita Theoharis elected as Vice-President.

AYES: Chinchilla, Mills, Hills, Antenore, Theoharis, Martin

ABSENT: Joe

ACTION: Hector Chinchilla elected as President

AYES: Chinchilla, Mills, Hills, Antenore, Theoharis, Martin

ABSENT: Joe

D. DIRECTOR'S REPORT

(SFUSD)

13. SCHOOL OF ARTS - Informational only

SPEAKERS: Jim White, Carlota Del Portillo, President, Board of Education,
Alice Barkley, Gordon Chin

14. DIRECTOR'S ANNOUNCEMENTS

None

15. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

None

E. CONSENT CALENDAR/UNCONTESTED CASES

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item.

16. 97.623Q (SMITH)
1001-11 LOMBARD STREET, southwest corner of Lombard and Leavenworth Streets, Lot 1 in Assessor's Block 71, six-unit residential condominium conversion subdivision in a RH-3 (Residential, House, Three Family) District.

SPEAKERS: None

ACTION: Approved

AYES: Chinchilla, Mills, Hills, Antenore, Theoharis, Martin

ABSENT: Joe

MOTION No: 14526

17. 97.828Q (SMITH)
1143-53 LEAVENWORTH STREET, west side between Sacramento and California Streets, Lot 2 in Assessor's Block 248, six-unit residential condominium conversion subdivision in a RM-3 (Residential, Mixed, Medium Density) District.

SPEAKERS: None

ACTION: Approved

AYES: Chinchilla, Mills, Hills, Antenore, Theoharis, Martin

ABSENT: Joe

MOTION No.: 14257

F. REGULAR CALENDAR

18. 95.469E (NISHIMURA)
THE SAN FRANCISCO ZOOLOGICAL GARDENS (S.F. ZOO) MASTER PLAN ENVIRONMENTAL IMPACT REPORT **Certification of Environmental Impact Report (EIR)**. 1 Zoo Road, Lots 6 and 7 in Assessor's Block 7281. The San Francisco Zoological Gardens Master Plan is a long-range physical development plan for the years 1997 to 2010. It proposes expansion of the Zoo into an adjoining Recreation and Park property already designated for Zoo uses; reconfiguration and construction of a new visitor entrance area; and demolition, new construction and renovation projects of visitor areas and services, wildlife exhibits, animal housing, conservation and breeding areas and buildings, veterinarian services buildings, Zoo service and support areas and buildings, a new Children's Zoo and new visitor parking. The Zoo Master Plan also includes a Zoo Forestation Management Plan that proposes new planting, replanting and maintenance of the Zoo's trees and shrubs. **NOTE: The period for receipt of comments on this document closed on October 9, 1997. The Commission held a public hearing to receive testimony on this document on October 9, 1997. No testimony will be taken at this meeting.**

SPEAKERS: None

ACTION: Approved the certification

AYES: Chinchilla, Mills, Hills, Antenore, Theoharis, Martin

ABSENT: Joe

MOTION No.: 14528

19. 97.656C (FALLAY)

1712 TARAVAL STREET, north side between 27th and 28th Avenues, Lot 9 in Assessor's Block 2356 -- Request for Conditional Use authorization under Section 711.42 of the Planning Code to convert an existing retail store to a Pizza Restaurant in an NC-2 (Small-Scale Neighborhood Commercial) District.

(Continued from the Regular Meeting of December 18, 1997)

NOTE: On 12/4/97, following testimony, the Commission closed public hearing (with the stipulation that any new material, changes and/or corrections will remain open to public comment) and continued this matter to 12/18/97.

Commissioner Martin was absent.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Mills, Hills, Antenore, Theoharis, Martin

ABSENT: Joe

MOTION No: 14529

20. 96.340C (IONIN)

1660 McALLISTER STREET, north side between Broderick and Divisadero Streets; Lot 13 in Assessor's Block 1156; and a vacant lot on McALLISTER, south side between Broderick and Divisadero Streets; Lot 24A in Assessor's Block 1179 - Request for Conditional Use Authorization under Sections 209.3(j) and 209.7(a) of the Planning Code, to allow 1660 McAllister to be used as a church and the vacant lot across the street to be used as a parking lot for the church in a RM-1 (Residential, Mixed Low Density) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of December 11, 1997)

Note: On December 11, 1997, after public testimony the Commission closed public hearing by a vote of +7 -0.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Mills, Hills, Antenore, Theoharis, Martin

ABSENT: Joe

MOTION No.: 14530

21. 97.658C (HING)

1050 KIRKHAM STREET, northeast corner at 15th Avenue, Lot 07 in Assessor's Block 1839. Request for authorization of Conditional Use to modify conditions of approval for a previous authorization (Motion No. 13750) to establish a child care facility in an RH-2 (Residential, House, Two-Family) District. The proposal is to increase the number of children served to a maximum of 30 children from the present number of 20 children, under a new operator. The proposed hours of operation will be 7:00 a.m. to 7:00 p.m. The

hours of outdoor play would be between 10:00 a.m. and 6:00 p.m. Pick-up and drop-off of children would not be limited to the three-car garage for the property. The seven feet fence on lot lines abutting the outdoor play areas would be reduced to six feet on the north lot line to provide sunlight to the abutting property owners.

(Continued from Regular Meeting of December 18, 1997)

SPEAKERS: Jane Cole, Jeanette Hanson, John Cindell, Elenn Ceestrom, Thomas See, Kevin Ceestrom, George Ceestrom,

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Mills, Hills, Antenore, Theoharis, Martin

ABSENT: Joe

MOTION No.: 14531

22. 97.718C (PURVIS)
3150 22ND STREET, north side between Mission and Capp Streets; Lot 15 in Assessor's Block 3615: Request for Conditional Use Authorization under Section 712.44 of the Planning Code to allow a small self-service restaurant, defined by Planning Code Section 790.91, in an NC-3 Moderate-Scale Neighborhood Commercial District, and the Mission Street Fast Food Subdistrict, and a 50-X Height and Bulk district.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Hills, Antenore, Theoharis, Mills, Martin

NOES: ~~Mills, Martin~~

ABSENT: Joe

MOTION No: 14532

23. 97.797C (WANG)
221-225 WEST PORTAL AVENUE, southeast side between Vicente Street and 14th Avenue; Lot 23 in Assessor's Block 2989B -- Request for a Conditional Use authorization to establish an ophthalmologist's office (defined as a Medical Service by Section 790.114 of the Planning Code) in a currently vacant commercial space as required by Section 729.51 of the Planning Code within the West Portal Avenue Neighborhood Commercial District and a 26 -X Height and Bulk District.

SPEAKERS: David Copperman, Bud Wilson, Art Ballastson, Claudia Callaher, Paulette Gooden, Emler George, Patricia Clark, Lizz A. Mo

ACTION: Public hearing closed. Passed a motion of intent to disapprove. Continued to 2/5/98 for final language and motion.

AYES: Chinchilla, Mills, Antenore, Theoharis, Martin

NOES: Hills

ABSENT: Joe

AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

24. 97.827D (BANALES)

777 FLORIDA STREET, northeast corner of 20th and Florida Streets, Lot 011 in Assessor's Block 4081 - Request for Discretionary Review of Building Permit Application No. 9720905, proposing an addition of 2 live/work units to an existing 11-unit building for a total of 13 live/work units. No building expansion proposed. No additional parking proposed.

(Continued from Regular Meeting of December 18, 1997)

SPEAKERS: Charles Todd, Ann King, Judy West

ACTION: Approved

AYES: Chinchilla, Mills, Hills, Antenore, Theoharis, Martin

NOES: Martin

ABSENT: Joe

25. 97.857D (BEATTY)
439 - 35TH AVENUE, west side between Clement Street and Geary Boulevard, Lot 009 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit Application No. 9713238, proposing to add two stories and a dwelling unit to the existing single-family dwelling in a RH-2 (House, Two-Family) District.

DISCRETIONARY REVIEW WITHDRAWN

26. 97.854D (WASHINGTON)
1628-30 LA PLAYA STREET (THE GREAT HIGHWAY), east side between Lawton and Moraga Streets, Lot 037 in Assessor's Block 1895 - Request for Discretionary Review of Building Permit Application No. 9717527, proposing to construct a new three-story addition off the rear of an existing two-unit, two-residential building in a RH-2 (House, Two-Family) District.

SPEAKERS: Scott Anderson, John Riordan, John Frank, Judith Apsecun, Cheryl Buckeh

ACTION: Public hearing closed. Continued to 2/5/98

AYES: Chinchilla, Mills, Hills, Antenore, Theoharis, Martin

ABSENT: Joe

Adjournment: 6:50 P.M.:

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF FEBRUARY 5, 1998.

ACTION: Approved as drafted

AYES: Chinchilla, Mills, Hills, Antenore, Theoharis, Martin, Joe

980115.min

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JANUARY 22, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

MAR 26 1998

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Hector Chinchilla - President, Dennis Antenore, Richard Hills, Cynthia Joe, Beverly Mills, Anita Theoharis - Vice President
ABSENT: Larry Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert PASSMORE - Zoning Administrator, Augustine Fallay, Paul Maltzer, Grace Hing, Caron Parker, Susana Montaña, Delvin Washington, Adam Light, Paul Rosetter, Jonathan Purvis, Linda Avery - Commission Secretary.

A. ITEMS TO BE CONTINUED

1. 96.641T (ARCE)
UNION STREET DESIGN GUIDELINES, - Consideration of amendment of Section 725.1 of the Planning Code to adopt the "Union Street Design Guidelines" that would apply to the review of compatibility with neighborhood character of every application for a permit for new construction or alteration for buildings within the Union Street Neighborhood Commercial District, (in accordance with the priority policies of Section 101.1 of the Planning Code). Adoption of the Guidelines will require the Planning Department to provide at least a 10-day notice to any interested organization listed in the Directory of Neighborhood Organizations and Service Agencies of any permit application for exterior alteration of buildings and new constructions within the District and to consider the response of the organizations prior to making decisions.
(Proposed for Continuance to February 19, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

2. 97.848C (NICHOL)
2139A POLK STREET, west side of Polk Street between Broadway and Vallejo Street, Lot 3 in Assessor's Block 571 -- Request for Conditional Use authorization under Section 723.42 of the Planning Code to allow a full-service restaurant

converted from a retail juice bar in a ground floor commercial space within the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.

(Proposed for Continuance to February 5, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

3. 96.099E (NISHIMURA)
MOSCONE CENTER EXPANSION PROJECT; northwest corner of Howard and 4th Streets and also bounded by Minna Street; Lots 18, 35, 36, 37, 38, 68, 69 and 70 in Assessor's Block 3724; within a C-3-S (Downtown Support) District and a 160-F Height and Bulk District, and Assessor's Lot 70 is also within the Yerba Buena Center Redevelopment Area. Appeal of the Preliminary Negative declaration published on November 29, 1997 for a proposed new convention building, Moscone III. The proposed project is new construction of an approximately 680,000 gross square foot, three-story over basement, approximately 115-foot high convention facility on an approximate 189,000 square foot site after demolition of a two-story restaurant and office building and a six-story over basement office, restaurant and retail building, removal of a paved public parking lot, and street vacation of Holland Court. A truck loading facility would be provided in the basement level of the building. In addition, the proposed project would require authorization by the Planning Commission pursuant to Planning Code Section 309 and General Plan referral for review by the Planning Department.

(Continued from Regular Meeting of January 8, 1998)

(Proposed for Continuance to February 5, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

4. 97.214C (OMOKARO)
1 TAPIA DRIVE, north west corner of 19th and Holloway Avenues; Lot 005, Assessor's Block 7299 -- Request for conditional use authorization under Section 234.2(a) of the Planning Code to install a total of 3 antennas on the penthouse and one base transceiver station located inside the penthouse as part of wireless communication network in a P (Public Use) District, in the Lakeshore Neighborhood and 40-X Height and Bulk Districts.

(Continued from Regular Meeting October 23, 1997)

(Proposed for Continuance to March 26, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

5. 97.629E (NAVARRETE)
300 GOUGH STREET, Appeal of Preliminary Negative Declaration: The proposed project would construct a four story mixed use building which would include three stories of residential use, over a one story retail commercial use including a mezzanine, and a sub-level parking garage. The residential component would include 33 dwelling units. The ground level would include a 7,820 square foot retail store with 2,180 square feet of retail storage space on the mezzanine level. Part of the ground floor and the basement would include 59 parking spaces (43 spaces for residential + 16 spaces for commercial retail). The project site is currently a paved open public parking lot including 100 parking spaces and located in the Hayes-Gough Neighborhood Commercial zoning district, within a 50-X height/bulk district. The proposed project would require Conditional Use approval by the Planning Commission for lot size, use size, and modification of the rear yard.

(Proposed for Continuance to March 5, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

6. 97.676C (PURVIS)
222 SCHWERIN STREET, west side between Garrison and Sunnydale Avenues; Lot 1 in Assessor's Block 6363: Request for Conditional Use Authorization under Sections 304, 209.3(f), and 209.4 (a) of the Planning Code to allow a Planning Unit Development, a 40-child day care facility, and a community center in an RM-1 (Residential, Mixed, Low Density) District, and a 40-X Height and Bulk District.

(Proposed for Continuance to February 5, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

7. 97.655E (GLASNER)
CHERRY DAM FUSE GATE PROJECT. Appeal of Preliminary Negative Declaration. Hetch Hetchy Water and Power is proposing to increase the maximum storage capacity of Cherry Lake (Tuolumne County) in the amount of 11,600 acre-feet, from 273,500 acre-feet. This increase in storage would be accomplished by replacing the existing two and one-half foot high flash boards with a series of 26 steel fuse gates, approximately nine feet high, placed side-by-side across the 320 foot wide Cherry Valley Dam spillway. This would allow Hetch Hetchy to raise the lake level six and one-half feet from elevation 4702.5 feet to 4709.0 feet above mean sea level.

(Continued from Regular Meeting of December 11, 1997)

NOTE: The hearing on the appeal of the preliminary Negative Declaration for the Cherry Dam Fuse Gate project is canceled. The environmental assessment process will further study the potential physical effects of the project. After a new draft document is produced, it will be recirculated to interested parties.

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

8. 97.215X (NIXON)

39-67 SECOND STREET, east side between Stevenson and Mission Streets, Lots 19A, 33 and 34 in Assessor's Block 3708: Request for Determinations of Compliance and Request for Exceptions, as permitted under Section 309 of the Planning Code, from requirements for the Extension of Upper Tower, Section 263.9; Volume and Bulk of the Upper Tower, Section 270. The Project involves the construction of a 25-story, 330 foot tall building containing approximately 345,036 square feet of office space, 7,465 square feet of retail space and 24,152 square feet of basement parking within the C-3-0 (Downtown Office) District and a 300-S Height and Bulk District and within the New Montgomery-Second Street Conservation District.

(Continued from Regular Meeting of January 15, 1998)

(Proposed for Continuance to February 5, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

9. 97.215B (NIXON)

39-67 SECOND STREET, east side between Stevenson and Mission Streets, lots 19A, 33 and 34 in Assessor's Block 3708: Request for Authorization for Office Space in excess of 50,000 square feet pursuant to Planning Code Section 320-324. The proposal is the construction of a 25 story, 330 foot tall building containing approximately 345,036 square feet of office space, 7,465 square feet of retail space and 24,152 square feet of basement parking within the C-3-0 (Downtown Office) District and a 300-S Height and Bulk District and within the New Montgomery-Second Street Conservation District.

(Continued from Regular Meeting of January 15, 1998)

(Proposed for Continuance to February 5, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

10. 96.643X (NIXON)

254 FRONT STREET, southeast corner of Front and Sacramento Streets, Lot 18 in Assessor's Block 236: Request for Determinations of Compliance and Exceptions from freight loading requirements under Section 309 of the Planning

Code to permit the construction of approximately 63,000 square feet of office space, 16,000 square feet of retail space and 11,000 square feet of basement parking in a five to seven story building following demolition of the two-story buildings on site within the C-3-0 District and a 75X and a 350S Height and Bulk District and within the Front-California Conservation District.

(Proposed for Continuance to February 19, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

11. 96.643B (NIXON)
254 FRONT STREET, southeast corner of Front and Sacramento Streets, Lot 18 in Assessor's Block 236: Request for Authorization of Office Space in excess of 500,000 square feet under Sections 320-324 of the Planning Code. The proposal involves the construction of a five to seven story building containing approximately 63,000 square feet of office space, 16,000 square feet of retail space and 11,000 square feet of basement parking following the demolition of the two, two-story building currently on in a C-3-0 District and a 75X and a 350S Height and Bulk District and within the Front California Conservation District.
(Proposed for Continuance to February 19, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Orin Pierce

Re: 1230 - 33rd Avenue

Daniel Silvermann

Re: Moscone Center Expansion Project, continued to 2/12 or 2/19.

John Bardis

Re: 1230 - 33rd Avenue

C. COMMISSIONERS' QUESTIONS AND MATTERS**Antenore: 75 Pleasant Street****Chinchilla: Calendar the live/work policy matter on 2/26 with material in Commission packets and available to the public by 2/19**

12. Consideration of Adoption: Draft Minutes from 1/8/98.

ACTION: Approved as drafted**AYES: : Chinchilla, Theoharis, Mills, Hills, Joe, Antenore****ABSENT: Martin****D. DIRECTOR'S REPORT**

97.484BX

(NIXON)

101 SECOND STREET, Informational presentation on design refinements of an approved 27story office building.**ACTION: Informational only. No action required.****- Dwelling Unit Merger****- Cal Malone a past member of Department staff - wife has recently passed away. Requested that today's meeting be adjourned in his name.****- Confirmed that he will make sure staff has material for live/work distributed as directed by President Chinchilla****F. REGULAR CALENDAR**

13. 97.439E

(PARKER)

914 HARRISON STREET: Appeal of Preliminary Negative Declaration. The proposed project entails a lot split with new construction of two 3-story plus mezzanine buildings, each containing 14 live/work units and 14 ground level off-street parking spaces at 914 Harrison Street, north side, between 5th and 6th Streets. The proposed project site is currently vacant and used as a parking lot. The project site is a through lot (approximately 87 feet wide by 160 feet deep, approximately 14,000 square feet in lot area) and the project is designed such that one of the new buildings would front onto Clara Street, the other would front onto Harrison Street. The proposed height of each building would be 45 feet, with an additional 5 feet of height as parapets and stair towers, for a total proposed building height of 50 feet. The proposed project site is located in an RSD (Residential/Service) Mixed Use Zoning District in the South of Market Planning Area.

(Continued from Regular Meeting December 11, 1997)

SPEAKERS: John Elberling, Sue Hestor, Alice Barkley, Judy West, Joe O'Donoghue, Bob Lalan, Bob Davis**ACTION: Negative Declaration Upheld****AYES: : Chinchilla, Theoharis, Mills, Hills, Joe****NOES: Antenore****ABSENT: Martin**

MOTION No.: 14533

14. 97.481E (PARKER)
938 HARRISON STREET: Appeal of Preliminary Negative Declaration. The proposed project would merge lots 20, 44, 46 and 47 in Assessor's Block 3753, demolish an existing 16,000 square foot single story unreinforced masonry building (on lot 20), and construct a new two story, 40 foot tall building containing 50 live/work units on the newly created through lot at 938 Harrison Street (north side of Harrison Street between Fifth and Sixth Streets). The new building would have frontage on both Harrison Street and Clara Street. The project would provide off-street parking for 50 vehicles in a partially below grade concrete parking garage with access from Harrison Street. The proposed project site is approximately 24,000 square feet in lot area. The proposed building would be approximately 40 feet in height and is located in an RSD (Residential/Service) Mixed Use Zoning District in the South of Market Planning Area.
(Continued from Regular Meeting December 11, 1997)

SPEAKERS: John Elberling, Brad Paul, Sue Hestor, Dick Millett, T.D. Cook, Harold Burton, Judy West

ACTION: Negative Declaration Upheld

AYES: : Chinchilla, Theoharis, Mills, Hills

NOES: Antenore, Joe

ABSENT: Martin

MOTION No.: 14534

15. 97.526E (NAVARRETE)
2068 THIRD STREET: The proposed project would construct a new four story, 50 foot tall building containing 16 live/work units at 2068 Third Street (west side of Third Street, between 18th and Mariposa Streets). The project would provide off-street parking for 16 vehicles in a ground floor parking garage with access from Third Street. The proposed project site is vacant and approximately 6,625 square feet in lot area. The proposed building would be approximately 50 feet in height, with 28,146 gross square feet of floor area and is located in an M-2 (Heavy Industrial) Zoning District in the Potrero Hill neighborhood.
(Continued from Regular Meeting of December 18, 1997)

SPEAKERS: None

ACTION: Without hearing, continued to 2/5/98

AYES: : Chinchilla, Theoharis, Mills, Joe, Antenore

ABSENT: Martin

16. 97.669C (HING)
1209 VICENTE STREET, south side, between 23rd and 24th Avenue, Lot 48 in Assessor's Block 2473. Request for authorization of Conditional Use to construct a two-story residential addition above an existing single-story commercial building. Four new dwelling units are proposed without providing four off-street parking spaces as required under Section 151 of the Planning Code in an NC-1 (Neighborhood Commercial Cluster) District

with a 40-X Height and Bulk designation. Under Code Section 161(j), the Planning Commission may reduce the off-street parking requirement for dwelling units in Neighborhood Commercial (NC) Districts.

(Continued from Regular Meeting of January 8, 1998)

SPEAKERS: Mary Ann Miller, Dan Sullivan

ACTION: Approved with conditions as modified: 3 dwelling units with 2 tandem off street parking spaces.

AYES: : Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

MOTION No.: 14535

17. 97.376CV (PUTRA)

1227 - 32ND AVENUE, west side between Lincoln Avenue and Irving Street, Lot 06 in Assessor's Block 1718: Request for Conditional Use authorization to demolish the existing one-story single-family house and replace it with a new, approximately 3,300 square foot, two-story Residential Care Facility for the elderly - non ambulatory for 11 beds as shown on revised plans November 13, 1997, per Section 209.3(c) of the Planning Code, in an RH-1(D) (House, Single-Family Detached) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 20, 1997)

Note: On November 13, 1997, following testimony the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +5 -0. Commissioner Theoharis was excused and Commissioner Martin was absent.

SPEAKERS: Casey Martinez, Fred Horton, Kushnishky Sima, Lareina Chu, Mike Kotek, Alice Si-Yu Hsu Tien, Cecile Gignac, Bonnie Garvey, Alan Wood, Pat McMurtrie, Shui Heunglee, Chung Ming Chu, Dolores Daher, Y.C. Wong, Benny Chu, Yin Hun Chu, John Fendyan, Virginia Fendyan

ACTION: Disapproved

AYES: : Chinchilla, Mills, Hills, Joe, Antenore

EXCUSED: Theoharis

ABSENT: Martin

MOTION No.: 14536

18. 97.863ET (ROSETTER)

CASKET STORES DEFINITION AMENDMENT: Consideration of a proposal to amend Sections 227, 790.62 and 890.62 of the Planning Code (Zoning Ordinance) to include, in the definition of "mortuary", casket stores and other retail establishments that sell or offer for sale exclusively funerary goods. The effect of the proposal would be to remove casket stores from the general retail store use category under the Planning Code and subject it to the same Planning Code controls that apply to mortuaries. Generally, this would reduce the number of

zoning districts where casket stores could be established, either as a permitted use or as a conditional use, since mortuaries are allowed as a permitted or conditional use in fewer zoning districts than are general retail stores.

SPEAKERS: Judy West, Dick Millett, Bonnie Garvey

ACTION: Approved

AYES: : Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

MOTION No.: 14537

19. 97.783C (ZWIERZYCKI)
1129 LEAVENWORTH STREET, west side between Sacramento and California Streets, Lot 5 in Assessor's Block 248 -- Request for Conditional Use authorization under Section 253 of the Planning Code to construct an approximately 350 square-foot addition on top of the central portion of an existing multi-unit apartment complex, resulting in a building exceeding 40 feet in height in a residential district, in an RM-3 (Residential, Mixed, Medium Density) District and a 65-A Height and Bulk District.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: : Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

MOTION No.: 14538

AT APPROXIMATELY 4:40 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

20. 97.733D (WASHINGTON)
727-729 MORAGA STREET, south side between 14th and Funston Avenues, Lot 006 in Assessor's Block 2036A - Request for Discretionary Review of Building Permit Application No. 9713735, proposing to construct two new attached residential units on a vacant lot in a RH-2 (House, Two-Family) District.
NOTE: On December 4, 1997, following testimony the Commission closed public hearing. Commissioner Martin was absent.

SPEAKERS: Denise Tom, Deborah Block Bill Dietsch

ACTION: Approved as modified: - reduced volume as presented 1/22/98.

- No Bays

- Exterior treatment to be wood

AYES: : Chinchilla, Theoharis, Mills, Hills

NOES: Antenore, Joe

ABSENT: Martin

21. 97.226D (ARCE)
2959 - 21ST AVENUE, west side between Sloat Boulevard and Ocean Avenue, Lot 004A in Assessor's Block 7205 - Request for Discretionary Review of Building Permit Application No. 9701592, proposing to add a new floor to the existing one-story over-basement single-family dwelling and the construction of interior partitions to create one social room, a laundry room,

two bathrooms and one guest room in the basement area in an RH-1(D)
(House, One-Family, Detached) District.

(Continued from Regular Meeting of November 20, 1997)

SPEAKERS: None

ACTION: Without hearing, continued to 6/25/98

AYES: : Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

22. 97.731D/DD (LIGHT)

148 3RD AVENUE, Discretionary Review on Building Permit No. 9711349 and 9711350 for demolition of a 2- story single family dwelling and new construction of a 3-story 2-unit residential building.

(Continued from the Regular Meeting of December 11, 1997)

SPEAKERS: None

ACTION: Without hearing, continued to 2/12/98

AYES: : Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

23. 97.735D (BEATTY)

1993 - 14TH AVENUE, west side between Pacheco Street and Mandalay Lane, Lot 010 in Assessor's Block 2120B - Request for Discretionary Review of Building Permit Application No. 9707015, proposing to demolish the existing single-family dwelling and construct a new single-family dwelling in a RH-1 (House, One-Family) District.

(Continued from Regular Meeting of January 8, 1998)

SPEAKERS: Jeremy Paul, Dr. Ed Wakil, Margarita Perry, Frank Grimmer, Frank Noto, Jim Lucey, Louis Robbis, Joe O'Donoghue, Alice Barkley, Jay Katz, John Harrington

ACTION: Approved as modified at hearing on 1/22/98.

AYES: : Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

24. 97.733D (LIGHT)

222 - 7TH AVENUE, east side between California and Clement Streets, Lot 027 in Assessor's Block 1427 - Request for Discretionary Review of Building Permit Application Nos. 9715332 and 9715331S, proposing to demolish the existing house and construct a new three-unit condominium building in a RM-21 (Residential, House, Mixed Density) District.

SPEAKERS: Jim Gilmer, John Wu, May Wu, Ms Siberling, Peter Tengawa, Joam Brandt, Mr. Tengawa, Sandy Gilmer, Margaret Shepard, Lee Bloom, Chad Callahan, Hiriochi Fukudda, Steve Williams, Peter Wrinklestein, William McGuire, Barbara Herzich, Hong Chow, Fu Jing, Nancy Wong

ACTION: Disapproved demolition

AYES: : Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

25. 97.881D (LIGHT)
164-168 - 18TH AVENUE, east side between California and Lake Streets, Lot 030 in Assessor's Block 1377 - Request for Discretionary Review of Building Permit Application Nos. 9719642S and 9719643, proposing to demolish the existing house and construct a new single-family dwelling in a RH-2 (House, Two-Family) District.

DISCRETIONARY REVIEW WITHDRAWN

26. 97.865D (GORDON)
1775 QUESADA, west side between Newhall and 3rd Streets, Lot 034 in Assessor's Block 5338 - Request for Discretionary Review of Building Permit Application No. 9718416S, proposing to construct two new dwelling units on two floors with a mezzanine level on a currently vacant lot in a R-2 (House, Two-Family) District.

DISCRETIONARY REVIEW WITHDRAWN

27. 97.496D (BAÑALES)
1025 - 17TH STREET, south side between Mississippi and Pennsylvania Streets, Lot 014 in Assessor's Block 3987 - Request for Discretionary Review of Building Permit Application Nos. 9711581 and 9711584S, proposing to construct 10 live/work units on a vacant lot in a M-2 (Heavy Industrial) District.

SPEAKERS: Simon Jansen, Matthew Brown, Thalia Georgopoulos, Fed Lewis, robin Krutein, Wernher Krutein, Gayle Ashton, Jeri Jones, Robert Evans, Leo Bersamina, Julie Rae, Fritz Maytag, Jack Davis, Lilliam Sizemore, Bill Pattengill, Lourdes Portillo, Andy Patrick, Jarek Kupsl, Joan Holden, Matthew Brown, Lloyd Dangle, Denise Richards, Alan Picker, Kate Chumley, Jennifer Bryce, Paulo, L. Meyers, Camila Aguilar, Dick Millett, Debra Walker

ACTION: Motion to disapprove:

AYES: Joe, Antenore

NOES: Chinchilla, Theoharis, Mills, Hills

ABSENT: Martin

RESULT: Motion failed to carry

ACTION: Motion to take DR and approve as modified: modified plans submitted to Commission on 1/22/98 with conditions requiring skylights, windows and possibly ventilation improvements for live work within adjacent building.

AYES: Chinchilla, Theoharis, Mills, Hills

NOES: Antenore, Joe

28. 97.838D (PURVIS)
185 RIPLEY STREET, north side between Alabama and Harrison Streets, Lot 031 in Assessor's Block 5542 - Request for Discretionary Review of Building Permit Application No. 9718983S, proposing to construct a new four-story,

single-family dwelling in a RH-1 (House, One-Family) District and within the Bernal Heights Special use District.

SPEAKERS: None

ACTION: Without hearing, continued to 2/19/98

AYES: Chinchilla, Theoharis, Mills, Hills, Antenore, Joe

ABSENT: Martin

29. 97.839D (PURVIS)

187 RIPLEY STREET, north side between Alabama and Harrison Streets, Lot 030 in Assessor's Block 5542 - Request for Discretionary Review of Building Permit Application No. 9718984S, proposing to construct a new four-story, single-family dwelling in a RH-1 (House, One-Family) District and within the Bernal Heights Special use District.

SPEAKERS: None

ACTION: Without hearing, continued to 2/19/98

AYES: Chinchilla, Theoharis, Mills, Hills, Antenore, Joe

ABSENT: Martin

30. 97.439D/DD (ANDRADE)

914 HARRISON/221 CLARA STREETS, through lot east side of Clara Street and west side of Harrison between 5th and 6th Streets, Lot 149 in Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application Nos. 9715560 and 9715561, proposing new construction of two live/work buildings on a vacant lot (28 units in total, 28 parking) in a RSD (Residential/Service Mixed Use District).

SPEAKERS: None

ACTION: Without hearing, continued to 2/19/98

AYES: Chinchilla, Theoharis, Mills, Hills, Antenore, Joe

ABSENT: Martin

NOTE: THIS ITEM HAD TWO DRs FILED AGAINST IT. ONE D.R.HAS BEEN WITHDRAWN AND THE OTHER, FILED BY TODCO IS STILL PENDING BEFORE THE COMMISSION

Adjournment: **THE HEARING WAS ADJOURNED AT 10:40 P.M. IN THE NAME OF CALVIN MALONE.:**

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF FEBRUARY 5, 1998.

ACTION: Approved as drafted

AYES: Chinchilla, Mills, Hills, Antenore, Theoharis, Martin, Joe



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

NOTICE OF CANCELLATION

PLANNING COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
REGULAR MEETING
THURSDAY,
JANUARY 29, 1998

DOCUMENT

JAN 23 1998

SAN FRANCISCO
PUBLIC LIBRARY

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for Thursday, January 29, 1998 had been canceled. The next Regular Meeting of the Planning Commission will be held on Thursday, February 5, 1998.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	HECTOR J. CHINCHILLA
VICE-PRESIDENT	ANITA THEOHARIS
COMMISSIONER	DENNIS A. ANTENORE
COMMISSIONER	RICHARD HILLS
COMMISSIONER	CYNTHIA JOE
COMMISSIONER	LAWRENCE B. MARTIN
COMMISSIONER	BEVERLY J. MILLS
GERALD GREEN, DIRECTOR OF PLANNING	
ROBERT PASSMORE, ZONING ADMINISTRATOR	
LINDA AVERY, COMMISSION SECRETARY	

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
FEBRUARY 5, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT

MAR 26 1998

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PRESENT: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning
Administrator, Edy Zwierzycki, Lou Andrade, Kate Nichol, Eva Lieberman, Isoken
Omokaro, Neil Hart, Jonathan Purvis, Larry Badiner, David Alumbaugh, David Lindsay,
Jason Smith, Michael Li, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 97.536D (LI)
1100 HOWARD STREET, northwest corner at 7th Street, Lot 007 in
Assessor's Block 3727 - Request for Discretionary Review of Building
Permit Application No. 9714756, proposing to construct 14 live/work units
in one building on a vacant lot (former gas station) in an SLR
(Service/Light Industrial/Residential Mixed Use) District.
(Proposed for Continuance to March 5, 1998)

SPEAKERS: None

ACTION: Continued as shown

AYES: Chinchilla, Theoharis, Joe, Antenore, Mills, Martin

ABSENT: Hills

- 2 97.205D (LI)
599 - 3RD STREET, east side between Brannan Street and Varney Place,
Lot 023 in Assessor's Block 3775 - Request for Discretionary Review of
Building Permit Application No. 9721085, proposing to construct 24
live/work units and a parking garage with 24 spaces on a vacant lot in a
SLI (Service/Light Industrial) District.
(Proposed for Continuance to March 12, 1998)

SPEAKERS: None

ACTION: Continued as shown

AYES: Chinchilla, Theoharis, Joe, Antenore, Mills, Martin

ABSENT: Hills

3. 97.686C (LI)

1100 GRANT AVENUE, northeast corner at Pacific Avenue; Lot 10 in Assessor's Block 162: -- Request for Conditional Use authorization under Sections 812.49 and 812.20 of the Planning Code to establish a financial service of approximately 3,600 square feet in the CR-NC (Chinatown Residential Neighborhood Commercial) District and a 50-N Height and Bulk District.

(Proposed for Continuance to March 5, 1998)

SPEAKERS: None

ACTION: Continued as shown

AYES: Chinchilla, Theoharis, Joe, Antenore, Mills, Martin

ABSENT: Hills

4. 97.215X (NIXON)

39-67 SECOND STREET, east side between Stevenson and Mission Streets, Lots 19A, 33 and 34 in Assessor's Block 3708: Request for Determinations of Compliance and Request for Exceptions, as permitted under Section 309 of the Planning Code, from requirements for the Extension of Upper Tower, Section 263.9; Volume and Bulk of the Upper Tower, Section 270. The Project involves the construction of a 25-story, 330 foot tall building containing approximately 345,036 square feet of office space, 7,465 square feet of retail space and 24,152 square feet of basement parking within the C-3-0 (Downtown Office) District and a 300-S Height and Bulk District and within the New Montgomery-Second Street Conservation District.

(Continued from Regular Meeting of January 22, 1998)

(Proposed for Continuance to February 12, 1998)

SPEAKERS: None

ACTION: Continued as shown

AYES: Chinchilla, Theoharis, Joe, Antenore, Mills, Martin

ABSENT: Hills

5. 97.215B (NIXON)

39-67 SECOND STREET, east side between Stevenson and Mission Streets, lots 19A, 33 and 34 in Assessor's Block 3708: Request for Authorization for Office Space in excess of 50,000 square feet pursuant to Planning Code Section 320-324. The proposal is the construction of a 25 story, 330 foot tall building containing approximately 345,036 square feet of office space, 7,465 square feet of retail space and 24,152 square feet of basement parking within the C-3-0 (Downtown Office) District and a 300-S Height and Bulk District and within the New Montgomery-Second Street Conservation District.

(Continued from Regular Meeting of January 22, 1998)

(Proposed for Continuance to February 12, 1998)

SPEAKERS: None

ACTION: Continued as shown

AYES: Chinchilla, Theoharis, Joe, Antenore, Mills, Martin

ABSENT: Hills

6. 96.099E (NISHIMURA)

MOSCONE CENTER EXPANSION PROJECT; northwest corner of Howard and 4th Streets and also bounded by Minna Street; Lots 18, 35, 36, 37, 38, 68, 69 and 70 in Assessor's Block 3724; within a C-3-S (Downtown Support) District and a 160-F Height and Bulk District, and Assessor's Lot 70 is also within the Yerba Buena Center Redevelopment Area. Appeal of the Preliminary Negative Declaration published on November 29, 1997 for a proposed new convention building, Moscone III. The proposed project is new construction of an approximately 680,000 gross square foot, three-story over basement, approximately 115-foot high convention facility on an approximate 189,000 square foot site after demolition of a two-story restaurant and office building and a six-story over basement office, restaurant and retail building, removal of a paved public parking lot, and street vacation of Holland Court. A truck loading facility would be provided in the basement level of the building. In addition, the proposed project would require authorization by the Planning Commission pursuant to Planning Code Section 309 and General Plan referral for review by the Planning Department.

(Continued from Regular Meeting of January 22, 1998)

(Proposed for Continuance to February 26, 1998)

SPEAKERS: None

ACTION: Continued as shown

AYES: Chinchilla, Theoharis, Joe, Antenore, Mills, Martin

ABSENT: Hills

7. 96.099XRE (BADINER)

800-860 HOWARD STREET (MOSCONE CENTER EXPANSION PROJECT) - northwest corner of Howard and Fourth Streets, with frontage on Minna Street, Assessor's Block 3724, Lots 18, 36, 37, 38, 68, 69, 70 and the entirety of Holland Court, C-3-S (Downtown Support District) and a 160-F Height and Bulk District -- Consideration of Approval of Section 309 Determinations and Request for Exceptions, including but not limited to a building bulk exception and a pedestrian level wind speed standard exception for an approximately 680,000 gross square foot convention center with ancillary retail uses and Consideration of Approval of a General Plan Referral for a Street Vacation, sidewalk encroachment and widening, Public Building, General revenue Bond Issuance, and a Capital Improvement Project.

(Proposed for Continuance to February 26, 1998)

SPEAKERS: None

ACTION: Continued as shown

AYES: Chinchilla, Theoharis, Joe, Antenore, Mills, Martin

ABSENT: Hills

8:45. 97.752C (PEPPER)

2298 CHESTNUT STREET, northeast corner at Scott Street; Lot 036 in Assessor's Block 488A: -- Request for Conditional Use authorization under Section 711.26 of the Planning Code to allow a Walk-Up Automated Teller Machine (ATM) (as defined by Section 790.140 of the Planning Code) with less than a three-foot recess from the property line, in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of January 8, 1997)

(Proposed for Continuance to February 26, 1998)

SPEAKERS: None

ACTION: Continued as shown

AYES: Chinchilla, Theoharis, Joe, Antenore, Mills, Martin

ABSENT: Hills

9:08: 97.848C (NICHOL)

2139A POLK STREET, west side of Polk Street between Broadway and Vallejo Street, Lot 3 in Assessor's Block 571 -- Request for Conditional Use authorization under Section 723.42 of the Planning Code to allow a full-service restaurant converted from a retail juice bar in a ground floor commercial space within the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.

(Continued from Regular Meeting of January 22, 1998)

WITHDRAWN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Doris Linnebach

Re: Sutro Tower

William Kostura

Re: Change of policy in respect to Landmarks Board

Nellie Pierce

Re: 1234 - 33rd Avenue

Jake Goldrich

1234 - 33rd Avenue

John Bardis

1234-33rd Avenue

Patricia Vaughey

- 500 Divisadero

- 12 addresses across the city have not been entered into the DBI computer.

C. COMMISSIONERS' QUESTIONS AND MATTERS

Antenore: Policy of Landmarks Boards Matters - Report back in 2 weeks.

10 9. Consideration of Adoption: Draft Minutes from 1/15/98, 1/22/98.

ACTION: Approved as drafted

AYES: Chinchilla, Theoharis, Mills, Hills, Antenore, Joe, Martin

D. DIRECTOR'S REPORT

- 1234 - 33rd Avenue (Passmore)

11 2. DIRECTOR'S ANNOUNCEMENTS

NONE

12 9 REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD SUPERVISORS

BOS: Upheld denial of B & B on Collingwood

BOA: - Election of Officers - retained from last year

- 1346 Noe Street - Negotiated settlement

- 500 Divisadero

- North Beach Garage

(PASSMORE)

13 ~~10~~. 1818 OCEAN AVENUE, Informational only. Northwest corner of Dorado Terrace. Review of Zoning Administrator's findings (letter of 1/26/97) concerning proposed postal facility.

SPEAKERS: Norm Jalison, Dan Weber, Eda James, Patricia Vaughey, Lillie Simms, Paul Conroy, Regina Blosser, Chad Otten, James SwanDeat,

ACTION: Informationa oly. No action required.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

14 ~~11~~: 97.797C (WANG)

221-225 WEST PORTAL AVENUE, southeast side between Vicente Street and 14th Avenue; Lot 23 in Assessor's Block 2989B -- Request for a Conditional Use authorization to establish an ophthalmologist's office (defined as a Medical Service by Section 790.114 of the Planning Code) in a currently vacant commercial space as required by Section 729.51 of the Planning Code within the West Portal Avenue Neighborhood Commercial District and a 26 -X Height and Bulk District.

(Continued from Regular Meeting of January 15, 1998)

NOTE: On January 15, 1998, following public testimony the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +5 -1. Commissioner Joe was absent. No vote by Commissioner Hills.

SPEAKERS: None

ACTION: Disapproved project proposal

AYES: Chinchilla, Theoharis, Mills, Antenore, Martin

ABSENT: Hills

EXCUSED: Joe

MOTION No.: 14539

F. REGULAR CALENDAR

15 12-

(LIEBERMAN)

DOWNTOWN PLAN REVIEW, To provide a prospective for the Commission's consideration and review of Downtown project proposals, staff will make an informational presentation on the City's Downtown Plan goals, policies, objectives and implementation actions.

INFORMATIONAL ONLY. NO ACTION REQUIRED

16 13-

97.536E

(NISHIMURA)

1100 HOWARD STREET, northwest corner of 7th Street, lot 7 in Assessor's Block 3727; within a South of Market SLR (Service/Light Industrial/Residential, Mixed Use) District and a 50-X Height and Bulk District. An appeal of a preliminary negative declaration published November 1, 1997, for a proposed project involving new construction of 14 live/work units in a four story, 49 foot tall, approximately 23,665 gross square foot building on an undeveloped 6,750 square foot lot currently used for privately leased parking and formerly used as a gasoline service station. Fifteen parking spaces would be provided in a ground level parking garage.

(Continued from Regular Meeting of January 15, 1998)

SPEAKERS: None

ACTION: Without hearing. Continued to 2/19/98

AYES: Chinchilla, Theoharis, Mills, Antenore, Martin, Joe

ABSENT: Hills

17 14-

97.526E

(NAVARRETE)

2068 THIRD STREET, Appeal of Preliminary Negative Declaration: The proposed project would construct a new four story, 50 foot tall building containing 16 live/work units at 2068 Third Street (west side of Third Street, between 18th and Mariposa Streets). The project would provide off-street parking for 16 vehicles in a ground floor parking garage with access from Third Street. The project site is vacant and approximately 6, 625 square feet in lot area. The proposed building would include 28,146 gross square feet of floor area and is located in an M-2 (Heavy Industrial) Zoning District in the Potrero Hill neighborhood.

(Continued from Regular Meeting of January 22, 1998)

SPEAKERS: None

ACTION: Without hearing. Continued to 2/19/98

AYES: Chinchilla, Theoharis, Mills, Antenore, Martin, Joe

ABSENT: Hills

18 46. 97.676C (PURVIS)
222 SCHWERIN STREET, west side between Garrison and Sunnydale Avenues; Lot 1 in Assessor's Block 6363: Request for Conditional Use Authorization under Sections 304, 209.3(f), and 209.4 (a) of the Planning Code to allow a Planning Unit Development, a child care facility, and a community center with modifications from Planning Code requirements for year yard dimensions and parking in an RM-1 (Residential, Mixed, Low Density) District, and a 40-X Height and Bulk District.
(Continued from Regular Meeting of January 22, 1998)

SPEAKERS: Dana Konalm, George Ivoltich

ACTION: Approved with conditions as modified:

- 1) Page 2, under Finding 4 . . . first Paragraph, last sentence reads . . . "The remaining units would be available for rent to families earning 40 and 50 percent of median income." It should read "20 to 60 percent median income."
- 2) Exhibit A, Conditions of Approval, Page 7, under Transportation, item 1, second sentence reads . . . "A permit parking system shall be initiated by the Housing Authority . . ." It should read "A permit parking system shall be initiated by the Project Sponsor . . ."

AYES: Chinchilla, Theoharis, Mills, Antenore, Martin, Joe, Hills
MOTION No.: 14540

19 47. 97.568C (ZWIERZYCKI)
98 OCEAN AVENUE, Lot 26 in Assessor's Block 3207, northeastern corner at Alemany Boulevard-- Request for Conditional Use authorization under Sections 121/1/712.11 of the Planning Code to develop a mixed-use (residential/ commercial) three-story building on a lot exceeding 10,000 square feet in size, within an NC-3 Neighborhood Commercial Moderate-Scale District and 65-A Height and Bulk District.

SPEAKERS: Anthony G. Sacco, Don Mcdonalad, Keith Raneiro, Jack McGoldrich
ACTION: Without hearing. Continued to 2/9/98
AYES: Chinchilla, Theoharis, Antenore, Martin, Joe, Hills
ABSENT: Mills

AT APPROXIMATELY 5:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

20 48. 97.854D (WASHINGTON)
1628-30 LA PLAYA STREET (THE GREAT HIGHWAY), east side between Lawton and Moraga Streets, Lot 037 in Assessor's Block 1895 - Request for Discretionary Review of Building Permit Application No. 9717527, proposing to construct a new three-story addition off the rear of an existing two-unit, two-residential building in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of January 15, 1998)
Note: On January 15, 1998, following public testimony the Commission closedpublichearing.Commissioner Joe was absent.
SPEAKERS: John Riordan, Steven Vettel, Jay Wallace, Jake McGoldrich,

Alicha Park, Scott Anderson, Mary Ann Miller, Judith
Cashanio

ACTION: Disapproved proposed application

AYES: Theoharis, Hills, Antenore, Martin, Joe

NOES: Chinchilla

ABSENT: Mills

21 ~~19~~: 97.784D (OMOKARO)

407 CONNECTICUT, east side between Country Club and Lakeshore
Drives, Lot 012 in Assessor's Block 7276 - Request for Discretionary
Review of Building Permit Application No. 9714471, proposing to
demolish an existing structure and construct a new single-family
residence in a RH-1(D) (House, One-Family, Detached) District.

22 ~~20~~: 97.784D (OMOKARO)

407 CONNECTICUT STREET, east side between 19th and 20th Streets,
Lot 027 in Assessor's Block 4067 - Request for Discretionary Review of
Building Permit Application No. 9715364, proposing to demolish a three-
story, single-family dwelling and construct a four-story, two-family dwelling
in a RH-2 (House, Two-Family) District.

SPEAKERS: Dana Mandel, Dick Millet, Carlos Young, John Lewis, Maria Castini,
Diane Berney, Steve Efferbach, Douglas Mandel, Bob Jacobitz, Drake
Gardner, Michael Johnson, Jaoann Minski, Bruce Lloyd

ACTION: Take DR, allow demolition, eliminate 4th floor of proposed replace
structure

AYES: Chinchilla, Theoharis, Antenore, Martin, Joe

NOES: Hills

ABSENT: Mills

23 ~~20~~: 97.859D (WASHINGTON)

63 HUNTINGTON, east side between Country Club and Lakeshore Drives,
Lot 012 in Assessor's Block 7276 - Request for Discretionary Review of
Building Permit Application No. 9714471, proposing to demolish an
existing structure and construct a new single-family residence in a RH-
1(D) (House, One-Family, Detached) District.

SPEAKERS: None

ACTION: Without hearing, continued to 3/5/98

AYES: Chinchilla, Theoharis, Hills, Antenore, Martin, Joe

ABSENT: Mills

24 ~~21~~: 97.877D (WASHINGTON)

1884-9TH AVENUE, east side between Ortega and Noriega Streets, Lot
024 in Assessor's Block 2045 - Request for Discretionary Review of
Building Permit Application No. 9720515, proposing to construct a two-
story rear addition and create a second dwelling unit in a RH-2 (House,

Two-Family) District.

SPEAKERS: Jack Connolly, Leslie Chang, Sia Tahbazof

ACTION: Approved as proposed

AYES: Chinchilla Theoharis, Hills, Martin, Joe

ABSENT: Mills, Antenore

Adjournment: 6:50 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF FEBRUARY 19, 1998.

ACTION: Approved as drafted

AYES: Chinchilla, Antenore, Mills, Joe, Martin, Theoharis

ABSENT: Hills

980205.min

CORRECTION

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 5, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

D. DIRECTOR'S REPORT

(PASSMORE)

10. 1818 OCEAN AVENUE, Informational only. Northwest corner of Dorado Terrace.
Review of Zoning Administrator's findings (letter of 1/26/97) concerning proposed postal facility.

SPECIAL DISCRETIONARY REVIEW:

18. 97.784D _____ (OMOKARO)

~~407 CONNECTICUT, east side between Country Club and Lakeshore Drives, Lot 012 in Assessor's Block 7276 - Request for Discretionary Review of Building Permit Application No. 9714471, proposing to demolish an existing structure and construct a new single-family residence in a RH-1(D) (House, One-Family, Detached) District.~~

18. 97.784D _____ (OMOKARO)

407 CONNECTICUT STREET, east side between 19th and 20th Streets, Lot 027 in Assessor's Block 4067 - Request for Discretionary Review of Building Permit Application No. 9715364, proposing to demolish a three-story, single-family dwelling and construct a four-story, two-family dwelling in a RH-2 (House, Two-Family) District.

**MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 12, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

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PRESENT: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Beverly Mills
ABSENT: Larry Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Martha Kessler, Michael Berkowitz, Neil Hart, Hillary Gitelman, Mary Gallagher, Larry McDonald, Susana Montaña, Elizabeth Gordon, Lois Scott, Jim Nixon, Amit Ghosh, Lou Andrade, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 97.749C (BAÑALES)
3101 MISSION STREET, southeast corner of Cesar Chavez Street, with frontage on Precita Avenue; Lots 32A, 33, 53 and 54 in Assessor's Block 5501 -- Request for Conditional Use authorization of a Planned Unit Development (PUD) to construct a housing complex containing 55 affordable dwelling units, a community resource center and child care facility and a total of 44 parking spaces, with exceptions to Planning Code requirements for rear yard depth and parking, in an NC-3 (Neighborhood Commercial, Moderate Scale), 50-X Height and Bulk District and RH-2 (Residential-House, Two-Family), Bernal Heights Special Use District, and 40-X Height and Bulk District.
(Proposed for Continuance to February 19, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore, Joe

ABSENT: Martin, Theoharis

2. 98.011D (SMITH)
172 - 6TH STREET, south side between Natoma and Howard Streets, Lot 010 in Assessor's Block - Request for Discretionary Review of Building Permit Application No. 9717784, proposing to reduce the legal number of dwelling units from 85 to 65 and retain the original 10 guest rooms in a RSD (Residential/Service Mixed Use District).
(Proposed for Continuance to March 12, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore, Joe

ABSENT: Martin, Theoharis

3. 97.152E

(POSTERNAK)

1001-23RD STREET, Appeal of a Preliminary Negative Declaration, southern side of 23rd Street between Indiana and Minnesota Streets, Lot 002 in Assessor's Block 4228 - Appeal of a Preliminary Negative Declaration. Proposed demolition of a one-story unreinforced masonry building at the northeastern corner of the subject lot and construction of three four-story (with mezzanine) buildings with 20 live/work units each on the northern portion of lot. Each building would be 54 feet tall, including architectural features, and include 20 parking spaces in a garage on the ground floor.

(Proposed for Continuance to March 26, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore, Joe

ABSENT: Martin, Theoharis

4. 97.227D

(WANG)

249 SHIPLEY STREET (AKA 250 CLARA STREET), southeast side between 5th and 6th Streets, Lot 066 in Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application No. 9708248, proposing to construct a 3-story, 12-unit live/work building in an RSD (Residential/Service Mixed Use) District.

(Continued from Regular Meeting of January 15, 1998)

(Proposed for Continuance to March 19, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore, Joe

ABSENT: Martin, Theoharis

5. 97.227E

(GLASNER)

249 SHIPLEY STREET, 12 Live/Work Units: Appeal of Preliminary Negative Declaration. The proposal is to construct 12 live/work units in one building at 249 Shipley Street (Assessor's 3753, Lot 66), on the south side of the street between 5th and 6th Streets. The project site is currently used for vehicle parking and a one-story taxi maintenance building and three service bays on the southwest corner. The existing 13,625 square-foot lot would be subdivided into two lots, one facing Shipley Street (approximately 5,625 square feet), and the other fronting Clara Street (8,000 square feet). A new 45-foot structure would be built on the new Shipley lot, and would contain three stories including two mezzanine levels. A 12-space parking garage would be located on the first level. The other new lot would continue to be used for parking and vehicle repair. The proposed project is located in an RSD (Residential-Service Mixed Use) Zoning District. (Continued from Regular Meeting of January 15, 1998)

(Proposed for Continuance to March 19, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore, Joe

ABSENT: Martin, Theoharis

6. 97.775D

(ARCE)

128 - 26TH AVENUE, east side between El Camino del Mar and Lake Street, Lot 033 in Assessor's Block 1333 - Request for Discretionary Review of Building Permit Application No. 9705480, proposing to demolish the existing single-family dwelling and construct a new three-story, single-family dwelling in a RH-1 (House, One-Family) District.
(Continued from Regular Meeting of December 18, 1997)

DISCRETIONARY REVIEW WITHDRAWN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS:

Dirkue M. Rook

Re: Sutro Tower

Doris Linnebach

Re: Sutro Tower

Christine Linnebach

Re: Sutro Tower

Nancy Hogan

Re: Sutro Tower

Suzanne Farrell

Re: 1548 Stockton

Marsha Garland

Re: 1548 Stockton

Patricia Vaughey

Re: 500 Divisadero

Janet Clyde

Re: Adult book peepshow at 17 Jack Kerouac Alley

Susan Weisberg

Re: 1548 Stockton/17 Kerouac Alley

Mrs. Kuhminesky

Re: 1234-33rd Avenue

John Bardis

Re: 1234-33rd Avenue

Sue Hestor

725 Tahama Street

Live/Work

Deborah Stein

Jerry Adams is retiring

Jake McGoldrich

Re: Demolition of 1326 Funston Avenue that was approved as an alteration.

C. COMMISSIONERS' QUESTIONS AND MATTERS

Mills: Report on 17 Jack Kerouac Alley

Chinchilla: - Thank Mr. Adams on his reporting over the years
- Discussion on de-facto demolition

Antenore: When this happens (de-facto demolition) - what happens with design review.

D. DIRECTOR'S REPORT

7. (GREEN/SR. STAFF)

DEPARTMENT BUDGET HEARING, Public hearing on Planning Department budget, work program and fee simplification and reduction for FY 1998-99.

SPEAKERS: Antenore: Enforcement, Mills: Arts programs in Base budget; Bernie Choden, Gee Gee Platt, David Balhman, Jim Chappel, Lois Scott, Joe O'Donoghue, Mary Ann Miller, Jake McGoldrich, Sue Hestor, John Bardis

ACTION: Approved

AYES: Chinchilla, Mills, Hills, Antenore, Joe, Theoharis

ABSENT: Martin

RESOLUTION No.: 14543

8. Informational presentation on the design of a mixed used project on Market Street, between 3rd. and 4th Streets (4 Seasons Hotel).

DELETED. WILL BE ON NEXT WEEK MEETING AGENDA.

9. DIRECTOR'S ANNOUNCEMENTS

- Thank Jerry Adams on his journalistic contributions over the years.

- Landmarks Policies

- 1234 - 33rd Avenue update - site visit

10. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

BOS: None

BOA - 600 Van Ness Avenue - resolved prior to hearing

- 1275 Lombard Street - Remand back to BOA

E. REGULAR CALENDAR

11. 97.360AE (GORDON)

290 UNION STREET, The James McEvoy House, north side between Montgomery and Calhoun Streets, Lot 15 in Assessor's Block 106 -- Request for a Certificate of Appropriateness for the "demolition", as defined by Planning Code Section 1005(f), and

reconstruction of a Contributory/Altered Single Family Building pursuant to Article 10 of the Planning Code. The subject property, a Contributory/Altered building within the Telegraph Hill Historic District, is zoned RH-3 (House, Three-Family) District and is in a 40-X Height and Bulk District. The proposed Certificate of Appropriateness was recommended for approval by the Landmarks Preservation Advisory Board at its Regular Meeting of January 21, 1998 under Resolution No. 501.

(Continued from Regular Meeting of December 11, 1997)

SPEAKERS: James Atwood

ACTION: Approved

AYES: Chinchilla, Mills, Hills, Antenore, Joe, Theoharis

ABSENT: Martin

MOTION No.: 14544

12a. 97.215X

(NIXON)

39-67 SECOND STREET- 83 STEVENSON STREET (AKA ONE SECOND STREET,
east side between Stevenson and Mission Streets, Lots 19A, 33 and 34 in Assessor's Block 3708: Request for Determinations of Compliance and Request for Exceptions, as permitted under Section 309 of the Planning Code, from requirements for the Extension of Upper Tower, Section 263.9; Volume and Bulk of the Upper Tower, Section 270. The Project involves the demolition of two of the three buildings on site and the construction of a 25-story, 330 foot tall building containing approximately 345,036 square feet of office space, 7,465 square feet of retail space and 24,152 square feet of basement parking within the C-3-0 (Downtown Office) District and a 300-S Height and Bulk District ~~and within the New Montgomery-Second Street Conservation District:~~

(Continued from Regular Meeting of February 5, 1998)

Taken out of Order and Heard Prior to Conclusion of #7

SPEAKERS: Peggy Coster, Richard Ow, Bruce Oka, Bob Planthold, Bob McCarthy, Cliff Miller, Stan Smith, David Bahlman, Gee Gee Platt, Sue Diamond

ACTION: Approved as modified: - Historic History Plaques
- Motion amended to delete reference to the New Montgomery-Second Street Conservation District

AYES: Chinchilla, Mills, Hills, Antenore, Joe, Theoharis

ABSENT: Martin

MOTION No.: 14541

12b. 97.215B

(NIXON)

39-67 SECOND STREET- 83 STEVENSON STREET (AKA ONE SECOND STREET,
east side between Stevenson and Mission Streets, lots 19A, 33 and 34 in Assessor's Block 3708: Request for Authorization for Office Space in excess of 50,000 square feet pursuant to Planning Code Sections 320-324. The proposal is the construction of a 25 story, 330 foot tall building containing approximately 345,036 square fee of office space, 7,465 square feet of retail space and 24,152 square feet of basement parking within the C-3-0 (Downtown Office) District and a 300-S Height and Bulk District and within the New Montgomery-Second Street Conservation District.

(Continued from Regular Meeting of February 5, 1998)

SPEAKERS: Peggy Coster, Richard Ow, Bruce Oka, Bob Planthold, Bob McCarthy, Cliff Miller, Stan Smith, David Bahlman, Gee Gee Platt, Sue

Diamond

ACTION: Approved as modified: - Motion amended to delete reference to the New Montgomery-Second Street Conservation District

AYES: Chinchilla, Mills, Hills, Antenore, Joe, Theoharis

ABSENT: Martin

MOTION No.: 14542

13. 97.532C

(ANDRADE)

54 HARRIET STREET, Lot 103 in Assessors's Block 3731; west side between Folsom and Howard Streets - Request for Conditional Use Authorization to demolish and replace an existing building having two dwelling units with a new building having four, live/work units, since modified to provide three dwellings units instead, per Planning Code Section 803.5(b), in the Residential Enclave District (RED) and 40-X Height and Bulk District.
(Continued from Regular Meeting of January 15, 1978)

SPEAKERS: Sue Hestor

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Mills, Hills, Antenore, Joe, Theoharis

ABSENT: Martin

MOTION No.: 14548

AT APPROXIMATELY 3:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

14. 97.731D/DD

(LIGHT)

148 3RD AVENUE, Discretionary Review on Building Permit No. 9711349 and 9711350 for demolition of a 2- story single family dwelling and new construction of a 3-story 2-unit residential building.

(Continued from the Regular Meeting of January 22, 1998)

SPEAKERS: None

ACTION: Without hearing, continued to 4/16/98

AYES: Chinchilla, Mills, Hills, Antenore, Joe, Theoharis

ABSENT: Martin

15a. 97.487D

(GORDON)

1269 LOMBARD STREET, south side between Polk and Larkin Streets, Lot 023 in Assessor's Block 0501 -- Discretionary Review is requested of Building Permit Application Nos. 9710402 and 9711296, proposing to construct a two-story addition with a second floor terrace, roof deck and stair penthouse to the existing nonconforming one-story over basement single-family dwelling at the rear of the subject property, in a RH-2 (House, Two-Family) District and a 40-X Height and Bulk District. A terraced garden and below grade garage is proposed for the front of the property. *This is a revised proposal for this site. The original project proposed to add two stories and roof deck to the existing single-family structure at the rear of the property, and to add a new three-story over basement single-family structure at the front of the property.*

NOTE: On November 6, 1997, following public testimony the Commission closed public hearing. Commissioner Mills was excused. Commissioners Chinchilla and Martin were absent.

SPEAKERS: Jim Ruben, George Hauser, Jennifer King, Frank Morrow, Francisco Centurion, Brian Chase, Greg Campbell, John Horvers, Joe Buttler, William Kostura, Nina Markum, Chris VerPlanck, Jack McGoldrich, Jim Herlichee, Sal Ramon

ACTION: Approved alternate proposal submitted by the neighborhood (Joe Buttler) at Comission hearing today 2.12.98)

AYES: Hills, Antenore, Joe, Theoharis

EXCUSED: Mills

ABSENT: Martin, Chinchilla

15b. 97.487DV (GORDON)
1269 LOMBARD STREET, south side between Polk and Larkin Streets, Lot 023 in Assessor's Block 0501 in a RH-2 (House, Two-Family) District and a 40-X Height and Bulk District -- Request for a rear yard variance. The proposal is to construct a two-story addition with a second floor terrace, roof deck and stair penthouse to the existing nonconforming one-story over basement single-family dwelling at the rear of the subject property. Section 134(c) of the Planning Code requires a minimum rear yard depth of approximately 28 feet (minimum 25 percent of the total depth of the lot), measured from the rear property line. The proposed addition would extend 18 feet from the existing noncomplying rear building wall, occupying the entire required rear yard area.

SPEAKERS: Jim Ruben, George Hauser, Jennifer King, Frank Morrow, Francisco Centurion, Brian Chase, Greg Campbell, John Horvers, Joe Buttler, William Kostura, Nina Markum, Chris VerPlanck, Jack McGoldrich, Jim Herlichee, Sal Ramono

ACTION: Approved alternate proposal submitted by the neighborhood (Joe Buttler) at Comission hearing today 2.12.98)

AYES: Hills, Antenore, Joe, Theoharis

EXCUSED: Mills

ABSENT: Martin, Chinchilla

16a. 98.013DV (GORDON)
1271-79 LOMBARD STREET, south side between Polk and Larkin Streets, Lot 022 in Assessor's Block 0501 -- Request for Discretionary Review of Building Permit Application Nos. 9725447 and 9725457, proposing the replacement of the three-story-over-basement portion of the existing structure at front with a new four-story-over-garage single-family dwelling unit, and the removal of a portion of the existing one-story-over-basement structure at back to be replaced by a three-story-over-basement single-family dwelling-unit, in a RH-2 (House, Two-Family) District and a 65-A Height and Bulk District. The proposal would reduce the number of dwelling units at the site from four to two.

Zoning Administrator closed public hearing andhas taken matter under advisement.

16b. 98.013DV (GORDON)
1271-1279 LOMBARD STREET, south side between Polk and Larkin Streets, Lot 022 in Assessor's Block 0501 in a RH-2 (House, Two-Family) District and a 65-A Height and Bulk District -- Request for a front setback variance. The proposal is to allow the replacement of the three-story-over-basement portion of the existing structure at front

with a new four-story-over-garage single-family dwelling unit. Section 132 of the Planning Code requires a front setback of 5 feet for the subject property based on the front wall of the existing noncomplying building. The proposed new front building wall would extend to the front property line. There would be no front setback.

Zoning Administrator closed public hearing and has taken matter under advisement.

Adjournment: 7:10 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF FEBRUARY 26, 1998

ACTION: Approved as drafted

AYES: Chinchilla, Theoharis, Mills, Hills, Antenore, Joe, Martin

A D D E N D U M

MINUTES OF MEETING AND CALENDAR OF THE SAN FRANCISCO PLANNING COMMISSION REGULAR MEETING THURSDAY FEBRUARY 12, 1998 ROOM 428 WAR MEMORIAL BUILDING 401 VAN NESS AVENUE 1:30 P.M.

DISCRETIONARY REVIEW:

97.380D

(ARCE)

423 - 35TH AVENUE, west side between 35th and 36th Avenues, Lot 005 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit Application No.

9702211, proposing the demolition of a one-story over-basement single-family dwelling and the construction of a three-story over-garage two-family dwelling in an RH-2 (House, Two-Family) District.

(Continued from Regular Meeting of January 15, 1998)

SPEAKERS: None

ACTION: Without hearing, continued to 3/26/98

AYES: Chinchilla, Mills, Hills, Antenore, Joe, Theoharis

ABSENT: Martin

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
FEBRUARY 19, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

MAR 26 1998

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PRESENT: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore,
Cynthia Joe, Larry Martin, Beverly Mills
ABSENT: Richard Hills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:40 P.M.

STAFF IN ATTENDANCE: Robert Passmore - Zoning Administrator, Amit Ghosh, Susana Montaña, Hillary Gitelman, Larry Badiner, Paul Maltzer, Joy Navarrete, Julian Bañales, Irene Nishimura, Jonathan Purvis, Lou Andrade, Linda Avery - Commission Secretary.

ABSENT: Gerald Green - Director of Planning

A. ITEMS TO BE CONTINUED

1a. 96.643X (NIXON)

254 FRONT STREET, southeast corner of Front and Sacramento Streets, Lot 18 in Assessor's Block 236: Request for Determinations of Compliance and Exceptions from freight loading requirements under Section 309 of the Planning Code to permit the construction of approximately 63,000 square feet of office space, 16,000 square feet of retail space and 11,000 square feet of basement parking in a five to seven story building following demolition of the two, two-story buildings on site within the C-3-0 District and a 75X and a 350S Height and Bulk District and partially within the Front-California Conservation District.

(Proposed for Continuance to March 12, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Mills, Joe, Martin, Theoharis

ABSENT: Hills

1b. 96.643B (NIXON)

254 FRONT STREET, southeast corner of Front and Sacramento Streets, Lot 18 in Assessor's Block 236: Request for Authorization of Office Space in excess of 50,000 square feet under Sections 320-324 of the Planning Code. The proposal involves the construction of a five to seven story building containing approximately 63,000 square feet of office space, 16,000 square feet of retail space and 11,000 square feet of basement

parking following the demolition of the two, two-story buildings currently on site in a C-3-0 District and a 75X and a 350S Height and Bulk District and partially within the Front-California Conservation District.

(Proposed for Continuance to March 12, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Mills, Joe, Martin, Theoharis

ABSENT: Hills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

SPEAKERS: Tom Dolan
re: Live/Work
Patricia Vaughey
re: Guidelines, etc.
Christine Linnenbach
re: Sutro Tower
Aaron Peskin
re: 115 Telegraph Hill
Nancy Shanahan
re: 115 Telegraph Hill
Doris Linnebach
re: Sutro Tower
Michael Levine
re: Holiday Plaza sculpture in front of elevator
Mary Ann Miller
re: Shriner's Hospital site - Landmark status
Jake McGoldrich
re: Housing Inventory Report - Department work program
Judy West
re: Live/Work
Sima Kushnikshy
re: 1234-33rd Avenue

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of Adoption: Draft Minutes from 2/5/98.

ACTION: Approved as drafted

AYES: Chinchilla, Antenore, Mills, Joe, Martin, Theoharis

ABSENT: Hills

D. DIRECTOR'S REPORT

Chinchilla: Calendar Stockton Street on 3/12/98.

3. Informational Presentation on the Conceptual Design of a proposed mixed use development in the Redevelopment Agency Yerba Buena Center Central Block 1- Market Street between Third and Fourth. The Project is 750,000 square feet in area and 400 feet in height, and includes a luxury hotel, condominiums, retail, a health club and 625 parking spaces. The Director of Planning requests Commission informal comments and input for his report to the Executive Director of the Redevelopment Agency regarding the Project design.

SPEAKERS: Paula Collins, Phil Arens, Michael Levine, John Elberling, Sue Hestor

4. (PASSMORE)
97.780D - 1234-33rd Avenue - Informational Status Report

5. DIRECTOR'S ANNOUNCEMENTS

NONE

6. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

- **Green Street fire station and Shriner's Hospital sent to full Board recommending Landmark status.**
- **Stockton Street. - Calendar for CPC review on 3/12/98.**
- **#17 Kerouac Alley**
- **500 Divisadero**

F. REGULAR CALENDAR

7. (AHMADI)
CITYWIDE LAND USE STUDY CONTRACT, Approval of a resolution authorizing the Director of Planning to enter into a contract with a consulting firm (to be announced), to expend funds not to exceed \$70,000 for work associated with the Citywide Land Use Study.

SPEAKERS: None

ACTION: Without hearing, continued to 2/26/98

AYES: Chinchilla, Antenore, Mills, Joe, Martin, Theoharis

ABSENT: Hills

8. (GITELMAN)
Resolution delegating responsibility to the Environmental Review Officer for taking testimony at a supplemental Draft EIR hearing to be held in an affected neighborhood of San Mateo County.

SPEAKERS: None

ACTION: Approved

AYES: Chinchilla, Antenore, Mills, Joe, Martin, Theoharis

ABSENT: Hills

RESOLUTION No.: 14544

9. 97.536E (NISHIMURA)

1100 HOWARD STREET, northwest corner of 7th Street, lot 7 in Assessor's Block 3727; within a South of Market SLR (Service/Light Industrial/Residential, Mixed Use) District and a 50-X Height and Bulk District. An Appeal of a Preliminary Negative Declaration published November 1, 1997, for a proposed project involving new construction of 14 live/work units in a four story, 49 foot tall, approximately 23,665 gross square foot building on an undeveloped 6,750 square foot lot currently used for privately leased parking and formerly used as a gasoline service station. Fifteen parking spaces would be provided in a ground level parking garage.

(Continued from Regular Meeting of February 5, 1998)

SPEAKERS: Sue Hestor, Michael Tomrks, Alice Barkley, Rob Issacson

ACTION: Negative Declaration Upheld

AYES: Chinchilla, Antenore, Mills, Joe, Martin, Theoharis

ABSENT: Hills

MOTION No.: 14545

10. 97.526E (NAVARRETE)

2068 THIRD STREET, Appeal of Preliminary Negative Declaration: On lot 25 in Assessor's Block 3935, the proposed project would construct a new four story, 50 foot tall building containing 16 live/work units at 2068 Third Street (west side of Third Street, between 18th and Mariposa Streets). The project would provide off-street parking for 16 vehicles in a ground floor parking garage with access from Third Street. The project site is vacant and approximately 6,625 square feet in lot area. The proposed building would include 28,146 gross square feet of floor area and is located in an M-2 (Heavy Industrial) Zoning District in the Potrero Hill neighborhood.

(Continued from Regular Meeting of February 5, 1998)

SPEAKERS: Sue Hestor, Dick Millett, Alice Barkley, Joe O'Donoghue,

ACTION: Motion to uphold negative declaration. Matter continued to 3/5/98 to allow absent commissioner to review material and tape and participate in final action.

AYES: Chinchilla, Mills Theoharis

NOES: Antenore, Joe, Martin

ABSENT: Hills

11. 97.568C (ZWIERZYCKI)

98 OCEAN AVENUE, Lot 26 in Assessor's Block 3207, northeastern corner at Alemany Boulevard-- Request for Conditional Use authorization under Sections 121/1/712.11 of the Planning Code to develop a mixed-use (residential/ commercial) three-story building on a lot exceeding 10,000 square feet in size, within an NC-3 Neighborhood Commercial Moderate-Scale District and 65-A Height and Bulk District.

(Continued from Regular Meeting of February 5, 1998).

NOTE: On February 5, 1998, following public testimony the Commission closed public hearing and continued this matter to February 19, 1998, requesting color renderings and have their concerns addressed about the affordable units.

SPEAKERS: None

ACTION: Without hearing, continued to 3/5/98

AYES: Chinchilla, Antenore, Mills, Joe, Martin, Theoharis

ABSENT: Hills

12. 97.749C

(BAÑALES)

3101 MISSION STREET, southeast corner of Cesar Chavez Street, with frontage on Precita Avenue; Lots 32A, 33, 53 and 54 in Assessor's Block 5501 -- Request for Conditional Use authorization of a Planned Unit Development (PUD) to construct a housing complex containing 55 affordable dwelling units, a community resource center and child care facility and a total of 44 parking spaces, with exceptions to Planning Code requirements for rear yard depth and parking, in an NC-3 (Neighborhood Commercial, Moderate Scale), 50-X Height and Bulk District and RH-2 (Residential-House, Two-Family), Bernal Heights Special Use District, and 40-X Height and Bulk District.
(Continued from Regular Meeting of February 12, 1998)

SPEAKERS: Alicia Klein, Robert Osier, Lisa Hamburgh, Joe Porcora, Buck Bugot, Ledra Jones, David Robers, Steven Amtempros, John Atwood

ACTION: Approved with conditions as modified:

- A. Windows along the Mission Street and Cesar Chavez Street frontages above the ground story shall be recessed a minimum of four inches from the facade, as reflected in the 'Window Detail', Exhibit B.
- B. The occupancy and affordability of the fifty-five (55) dwelling units in the Project shall be governed by the terms of that certain San Francisco HOME Program Loan Agreement dated as of April 25, 1997, and Declaration of Restrictions dated as of April 18, 1997 (collectively, the "Loan Documents"), between the Project Sponsor (then known as Bernal Heights Housing Corporation) and the City and County of San Francisco. This condition of approval does not prevent the City and County of San Francisco from amending the Loan Documents' occupancy and affordability restrictions, or subordinating such restrictions to the lien of another lender, as may be necessary or appropriate to ensure (in the judgment of the Mayor's Office of Housing) the feasibility of the Project as affordable housing to low income households. In the event the Loan Documents are terminated for any reason, other than foreclosure by a senior lender or a deed in lieu of foreclosure to a senior lender, then the affordability requirements contained in those documents shall continue to apply, pursuant to this Motion, for the entire original term of the Project Sponsor's obligations under the Loan Documents.
- C. The Project Sponsor (Housing Services Affiliate) shall appoint a *community liaison officer* who shall be primary contact person to address any neighborhood complaints regarding the operation of the development. The Community Liaison Officer will work cooperatively with interested neighborhood groups and the City to respond to complaints, such as (a) off-street parking problems on Precita Avenue and (b) excess traffic on Precita Avenue.
- D. During the initial tenant orientation meetings, and during occupancy of new tenants, the Project Sponsor will give written information to all tenants (and users of the child development center and community resource center) regarding the following: (a) the need to use Cesar Chavez and Mission Streets (and not Precita Avenue) for picking up residents and other users of the development by automobile, (b) the need for all residents (except those in the three units closest to Precita Avenue) to enter the complex through the Mission/Cesar Chavez Street entrance and not to use the Precita Avenue entrance gate and c) the need for all users of the development who are by automobile heading either south on Mission Street or west on Cesar Chavez Street *not to use* Precita Avenue for access to the

development, but rather to use the following Planning Department preferred route: making a left on onto Valencia Street from Cesar Chavez Street, then a left from Valencia Street onto Mission Street, and then a right on Cesar Chavez Street to the vehicular entrance to the development's garage.

- E. The Project Sponsor will keep the Precita Avenue gate locked from the outside and will give keys to enter that gate only to the residents of the several units closest to Precita Avenue and to agents of the Project Sponsor.

AYES: Chinchilla, Antenore, Mills, Joe, Martin, Theoharis

ABSENT: Hills

MOTION No.: 14546

Items 13a. and 13b. were called together

- 13a. 97.869CV (PURVIS)

302 VALLEY STREET, north side between Noe and Sanchez Streets; Lot 8 in Assessor's Block 6613: Request for Conditional Use Authorization under Section 209.1(g) of the Planning Code to allow dwellings at a density ratio up to one dwelling unit for each 1,500 square feet of lot area, or seven dwelling units on the subject lot, as part of a proposed use conversion of an existing four-story elementary school building into housing in an RH-2 (Residential, House, Two-Family) District. The project also involves a variance request to allow a one-story garage structure in the rear (the south side) and in the required rear yard of the subject building.

SPEAKERS: Cynthia Brantley

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Antenore, Mills, Joe, Martin, Theoharis

ABSENT: Hills

MOTION No.: 14547

- 13b. 97.869CV (PURVIS)

302 VALLEY STREET, north side between Noe and Sanchez Streets; Lot 8 in Assessor's Block 6613: Request for Rear Yard Variance. Section 134(a)(2) of the Planning Code requires a minimum rear yard of 45 percent of the depth of the lot, or 67.5 feet measured from the rear property line for the subject lot. The proposed garage would be built entirely within the required rear yard and will extend to within 6 feet of the rear property line. The garage will have a 44-foot frontage along Valley Street and a depth of 50 feet. It will include 5 standard and 2 compact parking spaces. The application for rear yard variance from the Planning Code will be considered by the Zoning Administrator.

SPEAKERS: Cynthia Brantley

Zoning Administrator closed public hearing and has taken the matter under advisement.

AT APPROXIMATELY 4 :00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

14. 97.838D (PURVIS)

185 RIPLEY STREET, north side between Alabama and Harrison Streets, Lot 031 in Assessor's Block 5542 - Request for Discretionary Review of Building Permit Application No. 9718983S, proposing to construct a new four-story, single-

family dwelling in a RH-1 (House, One-Family) District and within the Bernal Heights Special use District.

(Continued from Regular Meeting of January 22, 1998)

SPEAKERS: Lynn Asalrod, Jim Sterns, Terry Milne, Adrian Launo, Michael Scholar, Frank Addler, Marsha Brown, Andrea Brown Steve Antonaros

ACTION: Approved last 10 ft of building above a height of 20 ft measure from rear has to be deleted

AYES: Chinchilla, Mills, Joe, Martin, Theoharis

ABSENT: Hills, Antenore

15. 97.839D (PURVIS)

187 RIPLEY STREET, north side between Alabama and Harrison Streets, Lot 030 in Assessor's Block 5542 - Request for Discretionary Review of Building Permit Application No. 9718984S, proposing to construct a new four-story, single-family dwelling in a RH-1 (House, One-Family) District and within the Bernal Heights Special use District.

(Continued from Regular Meeting of January 22, 1998)

SPEAKERS: Lynn Asalrod, Jim Sterns, Terry Milne, Adrian Launo, Michael Scholar, Frank Addler, Marsha Brown, Andrea Brown Steve Antonaros

ACTION: Approved last 10 ft of building above a height of 20 ft. measure from rear has to be deleted

AYES: Chinchilla, Mills, Joe, Martin, Theoharis

ABSENT: Hills, Antenore

16. 97.439D/DD (ANDRADE)

914 HARRISON/221 CLARA STREETS, through lot east side of Clara Street and west side of Harrison between 5th and 6th Streets, Lot 149 in Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application Nos. 9715560 and 9715561, proposing new construction of two live/work buildings on a vacant lot (28 units in total, 28 parking) in a RSD (Residential/Service Mixed Use District).

(Continued from Regular Meeting of January 22, 1998)

SPEAKERS: Sue Hestor, Alice Barkley, Daniel Stenberg, Joe O'Donoghue, Ray Gillespie, Mack Burton, Charles Branager

ACTION: Approved as proposed

AYES: Chinchilla, Mills, Martin, Theoharis

NOES: Joe

ABSENT: Hills, Antenore

17. 98.046D (LINDSAY)

18-20 NOBLES ALLEY, between Grant Avenue and Varennes Street, Lot 025 in Assessor's Block 0104 - Request for Discretionary Review of Building Permit Application Nos. 9723784 and 9723786, proposing to merge four existing

dwelling units into two dwelling units in a RH-3 (House, Three-Family) District.

SPEAKERS: Ken Fuguka

ACTION: Resolved before the hearing, however, the Commission recommended to sent a letter to project sponsor and tenant that stated an explanation for future merger is to be brought to the attention of the Commission.

AYES: Chinchilla, Mills, Joe, Martin, Theoharis

ABSENT: Hills, Antenore

Adjournment: **6:20 p.m.**

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF MARCH 5, 1998.

ACTION: Approved as drafted

AYES: AYES: Chinchilla, Antenore, Mills, Joe, Martin, Theoharis

ABSENT: Hills

AMENDED
MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
FEBRUARY 26, 1998
ROOM 404
BOARD OF SUPERVISORS CHAMBER
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

MAR 26 1998

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PRESENT: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore,
Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:43 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning
Administrator, Susana Montaña, Jim Miller, Carol Roos, Paul Maltzer, Paul Lord, Rana
Ahmadi, Larry Badiner, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

- 1a. 97.870CV. (ALVIN)
290-296 VALENCIA STREET, on the corner of Valencia and 14th Street, Lot 10 in
Assessor's Block 3533: Request for Conditional Use authorization to construct a five
story, 36 dwelling units of senior housing with retail and a parking garage on the ground
floor in a C-M (Heavy Commercial District) and 50-X Height and Bulk District within the
Mission Neighborhood. A variance is also requested to authorize construction of a
portion of the proposed structure within the required rear yard.
(Proposed for Continuance to March-5 12 1998)

SPEAKERS: None

ACTION: Continued as amended

AYES: Chinchilla, Mills, Theoharis, Hills, Joe, Martin, Antenore

- 1b. 97.870CV. (ALVIN)
290-296 VALENCIA STREET, on the corner of Valencia and 14th Street, Lot 10 in
Assessor's Block 3533 - Request for a variance to authorize construction of 36 units of
senior housing where the proposed building encroaches into the required rear yard in a
C-M (Heavy Commercial District) and 50-X Height an Bulk District within the Mission
District.
(Proposed for Continuance to March-5 12 1998)

SPEAKERS: None

ACTION: Continued as amended

AYES: Chinchilla, Mills, Theoharis, Hills, Joe, Martin, Antenore

2. 96.099E (NISHIMURA)

MOSCONE CENTER EXPANSION PROJECT; northwest corner of Howard and 4th Streets and also bounded by Minna Street; Lots 18, 35, 36, 37, 38, 68, 69 and 70 in Assessor's Block 3724; within a C-3-S (Downtown Support) District and a 160-F Height and Bulk District, and Assessor's Lot 70 is also within the Yerba Buena Center Redevelopment Area. Appeal of the Preliminary Negative Declaration published on November 29, 1997 for a proposed new convention building, Moscone III. The proposed project is new construction of an approximately 680,000 gross square foot, three-story over basement, approximately 115-foot high convention facility on an approximate 189,000 square foot site after demolition of a two-story restaurant and office building and a six-story over basement office, restaurant and retail building, removal of a paved public parking lot, and street vacation of Holland Court. A truck loading facility would be provided in the basement level of the building. In addition, the proposed project would require authorization by the Planning Commission pursuant to Planning Code Section 309 and General Plan referral for Meeting review by the Planning Department.

(Continued from Regular of February 5, 1998)

(Proposed for Continuance to March 5, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Theoharis, Hills, Joe, Martin, Antenore

3. 96.099XRE (BADINER)

800-860 HOWARD STREET (MOSCONE CENTER EXPANSION PROJECT) - northwest corner of Howard and Fourth Streets, with frontage on Minna Street, Assessor's Block 3724, Lots 18, 36, 37, 38, 68, 69, 70 and the entirety of Holland Court, C-3-S (Downtown Support District) and a 160-F Height and Bulk District -- Consideration of Approval of Section 309 Determinations and Request for Exceptions, including but not limited to a building bulk exception and a pedestrian level wind speed standard exception for an approximately 680,000 gross square foot convention center with ancillary retail uses and Consideration of Approval of a General Plan Referral for a Street Vacation, sidewalk encroachment and widening, Public Building, General revenue Bond Issuance, and a Capital Improvement Project.

(Continued from Regular Meeting of February 5, 1998)

(Proposed for Continuance to March 5, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Theoharis, Hills, Joe, Martin, Antenore

4. 98.015C (HING)

3801- 24TH STREET, southwest corner at Church Street, Lot 01 in Assessor's Block 6509. Request for authorization of Conditional Use to reinstate the hours of operation between 2:00 a.m. and 6:00 a.m. (cabaret permit) for an existing donut shop/coffee shop under Planning Code Sections 728.27 and 790.48 in the 24th Street-Noe Valley Neighborhood Commercial District. The proposal would reestablish 24 hours of

operation. Conditional Use to allow a cabaret permit for the existing donut shop was originally authorized by Resolution No. 9490 on September 2, 1982.

(Proposed for Continuance to March 5, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Theoharis, Hills, Joe, Martin, Antenore

5. 97.722C

(WASHINGTON)

1568 HAIGHT STREET, Lot 017 in Assessor's Block 1231, bounded by Clayton Street to the west, and Ashbury Street to the east. - Request for a Conditional Use authorization under Section 719.48 of the Planning Code relating to Other Entertainment (790.38). To establish live entertainment at an existing restaurant/bar. This property is located within the Haight Neighborhood Commercial District.

(Continued from Regular Meeting of December 18, 1997)

(Proposed for Continuance to April 9, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Theoharis, Hills, Joe, Martin, Antenore

6. 97.752C

(PEPPER)

2298 CHESTNUT STREET, northeast corner at Scott Street; Lot 036 in Assessor's Block 488A: -- Request for Conditional Use authorization under Section 711.26 of the Planning Code to allow a Walk-Up Automated Teller Machine (ATM) (as defined by Section 790.140 of the Planning Code) with less than a three-foot recess from the property line, in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of February 5, 1998)

WITHDRAWN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKERS: Sima Kusinirsksy

Re: 1234 - 33rd Avenue

Bernie Choden

Re: General Plan - Department Budget

Patricia Vaughey

Re: Offer of assistance

John Bardis

Re: 1234 - 33rd Avenue

Jake McGoldrich

Re: Housing Shortage Report

Sally Maxwell, Bill Hamilton, Bob McCarthy, Christine Linnebach,

John Lyra, Ramona Albright, John Schultz, John Bardis, Doris

Linnebach, Carolyn Small, Joe Shyler, Nancy Hogan, Bob McCarthy,

Gene Sastro, Kevin O'Brien, Jerry Eaton, John Boland, Jim Esser,

Dave Metz, Rosemary Roach, Kevin Nguyen, Perry Brown, Justin

Cohen, George Linn, David Hymes, John Lyra, Virginia J. Lee,

Kathryn Goldman, Shawn-lin Chen, Dirkne M. Rook, Margaret

Brokdin

Re: Sutro Tower - Certification of Final Environmental Impact Report

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of Adoption: Draft minutes from 2/12/98.

ACTION: Approved as drafted

AYES: Chinchilla, Mills, Theoharis, Hills, Joe, Martin, Antenore

D. DIRECTOR'S REPORT

8. DIRECTOR'S ANNOUNCEMENTS

- Baby Green's name is Sydne Lynn Sydni Renee Green - thanks for well wishes.

- Swearing in as Treasure Island Commissioner yesterday

9. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

NONE

E. REGULAR CALENDAR

10.

(AHMADI)

CITYWIDE LAND USE STUDY CONTRACT, Approval of a resolution authorizing the Director of Planning to enter into a contract with a consulting firm (to be announced), to expend funds not to exceed \$70,000 for work associated with the Citywide Land Use Study.

(Continued from Regular Meeting of February 19, 1998)

SPEAKERS: None

ACTION: Approved as proposed

AYES: Chinchilla, Mills, Theoharis, Hills, Joe, Martin, Antenore

RESOLUTION No.: 14549

11. 98.095TE (BADINER)
Proposed Planning Department fee Amendments-- Consideration of approval of a Resolution of Intent to Initiate Planning Code Amendments and Administrative Code Amendments to modify and eliminate certain Planning Department application fees.

SPEAKERS: None**ACTION: Approved as proposed****AYES: Chinchilla, Mills, Theoharis, Hills, Joe, Martin, Antenore****RESOLUTION No.: 14550**

12. (MONTAÑA)
Treasure Island Planning Studies--Area Plan and Redevelopment Plan--Update on planning process and schedule. Informational Presentation only.

NO ACTION REQUIRED.

13. 94.448E (ROOS)

Disposal and Reuse of Naval Station Treasure Island (NSTI). PUBLIC HEARING ON ADOPTION OF BASELINE CONDITIONS FOR THE JOINT EIS/EIR FOR DISPOSAL AND REUSE OF NAVAL STATION TREASURE ISLAND. Hearing on EIR/EIS Baseline Conditions. A program level Environmental Impact Report (EIR) is being prepared as a joint document with the Navy Environmental Impact Statement (EIS), and will consider 4 alternatives: Maximum Density; Medium Density; Minimum Density; and No Action/Caretaker status.

Pursuant to CEQA Guidelines §15229, this hearing will determine whether any or all of the available baseline conditions will be incorporated into the draft environmental document. **Public comments about the baseline conditions will be accepted until the close of the public hearing on February 26, 1998.**

SPEAKERS: None**ACTION: Approved****AYES: Chinchilla, Mills, Theoharis, Hills, Joe, Martin, Antenore****MOTION No.: 14551**

14. 96.544ED (MALTZER)

1 LA AVANZADA STREET - (AKA 250 PALO ALTO AVENUE) SUTRO TOWER DIGITAL TELEVISION. Certification of Final Environmental Impact Report. At Sutro Tower, on top of Mount Sutro; Assessor's Block/Lot 2724/3. Proposed addition of a new 125-foot-long beam, with digital television antennas attached, to Sutro Tower. The existing Sutro Tower reaches a maximum height of about 975 feet. The proposed new beam and antennas would be attached to the tower between the north and south legs, on the east face, at a height ranging from about 630 feet to 755 feet above ground. The project is proposed in response to a Federal Communications Commission mandate that commercial television broadcast stations shift to Digital Television signal transmission as the next generation of technology for television broadcasting.

Note: Public comment and testimony is NOT taken by the Planning Commission hearings for certification of Final Environmental Impact Reports. Public comment on this issue may be presented to the Planning Commission during the Public

Comment portion of the Commission calendar.

SPEAKERS: None

ACTION: EIR Certified

AYES: Chinchilla, Mills, Theoharis, Hills, Joe

NOES: Martin, Antenore

MOTION No.: 14552

15. 96.544ED (MILLER)
1 LA AVANZADA STREET - (AKA 250 PALO ALTO AVENUE) SUTRO TOWER, Lot 003 in Assessor's Block 2724 - Request for Discretionary Review of Building Permit Application No. 9718925, proposing the installation of a antenna support column necessary for the transmission of digital (high-definition) television signals, at the existing SUTRO TOWER broadcast facility, in an RH-1(D) (House, One-Family, Detached Dwellings) District.

SPEAKERS: Sally Maxwell, Bill Hamilton, Bob McCarthy, Christine Linnebach, John Lyra, Ramona Albright, John Schultz, John Bardis, Doris Linnebach, Carolyn Small, Joe Shyler, Nancy Hogan, Bob McCarthy, Gene Sastro, Kevin O'Brien, Jerry Eaton, John Boland, Jim Esser, Dave Metz, Rosemary Roach, Kevin Nguyen, Perry Brown, Justin Cohen, George Linn, David Hymes, John Lyra, Virginia J. Lee, Kathryn Goldman, Shawn-lin Chen, Dirkne M. Rook, Margaret Brokdin

ACTION: Approved as modified:

- 1) Sutro Tower will request that DBI convene and independent review committee to reanalyze the engineering materials related to installation of the DTV support column. Sutro Tower has offered to defer entirely to the discretion of the Director of the Department of Building Inspection as to the membership of the review committee and the scope of their review, and to pay any costs associated with this review, within the constraints that the entire review process will be completed within three weeks of the initial date of request.
- 2) Pursuant to the requirements of San Francisco's Building Code, a qualified special Inspector will be on site continuously during the actual erection of the DTV support column. Sutro Tower will be required to comply with any wind speed criteria established by the Department for the erection period and to comply with any other recommendations made by the Special Inspector.
- 3) Sutro Tower will voluntarily provide advance notice to the three most proximate schools of the approximate date of erection of the DTV support column, recognizing the potential for delay associated with wind, weather, or the advice of the Special Inspector.
- 4) Sutro Tower will voluntarily amend its operational RFR measurement program to monitor potential localized fields ("hot spots") within homes near Sutro Tower, under the same circumstances that relate to outdoor measurements on private property.

AYES: Chinchilla, Mills, Theoharis, Hills, Joe, Martin, Antenore

5:30 p.m.

(GREEN/LORD)

16. PROPOSED LIVE/WORK DISCRETIONARY REVIEW POLICY -- The Planning Commission will consider a Discretionary Review Policy for live/work proposals. Staff recommendations for the policy are included in the Department's February 19, 1998 "Short-term and Long-term Recommendations" for live/work, available at the Planning Information Center at 1660 Mission Street.

NOTE: On 6/12/97 the Commission closed public hearing and tabled the "Recommendations."

SPEAKERS: Gary Chan, Alma Robinson, Ruby Rich, Ellen Gavin, Douglas MacNeil, Joan Holden, Kate Chunley, Andy Patrick, Sophie Maxwell, Mark Gleason, Dan Lynch, Walter Johnson, John Sheridan, Michael Tomars, Denise Heffernan, Camila Aguilar, Mike Kushner, Susan Appe, Jon Warner, Samir Bitar, Jacob Bokulich, Julie Sparling, Susan Chastain, Lillian Sizemore, Jennifer Ewing, Judy West, Jeri Jones, Stacy Turner, Simone Janssen, Jack Davis, Geoffrey Dunn, Phil Rogers, Fred Leinis, Thalia Georgopoulos, Michelle Daniels, Rachel Kaplan, Pamela Quatrochi, Alon Picker, Barbara Dunham, Wernher Krutein, Ami Pascual, John Stevens, Julie Rae, Paul Taldy, Debra Walker, Lourdes Portillo, Mike McConnell, Gail Silva, Richard Hart, Gary Gee, John Britten, Awaus M. Cartly, Bart Murphy, Rob Birmingham, Joe Cassidy, Ciaban Harty, Ciadan Woods, James Mahony, Bernard Murphy, Sergio Romero, Raul Romero, Felim O'Reilly, Brian Cassidy, Kwok Chew, Pam Chow, Richard Yung, Ryan, Theresa, Chen Wen Chao, Huan Tong Yuen, A. Quang Luong, Steve Cooney, Charles Breidinger, Alvin Jones, Cuong Chi Luong, Mack Burton, Bernard Thomas, Bert Lewis, Steven Breaux, Charles Ford, Ben Horne, Monday Lous, Richard Lee, Bruce Neitzman, Don Bauer, Albert T. Amarena, Adam Sparks, Gail Andersen, Shawn Gorman, Rush Sturges, Philip Berg, Ada Mel, Mary Irving, Rebecca ford, Louie Ravan, Tom Murphy, James Bock, John Minchion, William Ryan, Robert Mellett, V. Cosgrove, Sean Murphy, Michael Leavitt, Mitchell Benjamin, James Harkin, Harold Lewis, Doug Shawn, S.M. Gee, John O'Donoghue, Alice Barkley

ACTION: Intent to approve as amended. Final language 3/5/98

AYES: Chinchilla, Mills, Theoharis, Hills, Joe, Martin, Antenore

Adjournment: 11:45 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF MARCH 12, 1998.

ACTION: Approved as drafted

AYES: Chinchilla, Mills, Theoharis, Hills, Joe, Martin, Antenore

**MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY
MARCH 5, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

DOCUMENTS DEPT.

APR 02 1998

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PRESENT: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:45 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator; Paul Lord, Paul Deutsch, Joy Navarrete, Elizabeth Gordon, Corey Alvin, Julian Bañales, Angelica Chiong, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 97.771D (MILLER)
370 DE HARO STREET, Discretionary Review on Building Permit No. 9717324 proposing the conversion of a building approved as 20 commercial loft spaces to 20 live/work spaces on the property located at 370 De Haro Street, northwest corner at 17th Street, in an M-2 (Heavy Industrial) District and a 50-X Height and Bulk District.
(Continued from Regular Meeting of December 4, 1997)
(Proposed for Continuance to April 2, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills, Joe, Martin

2. 97.686C (LI)
1100 GRANT AVENUE, northeast corner at Pacific Avenue; Lot 10 in Assessor's Block 162: -- Request for Conditional Use authorization under Sections 812.49 and 812.20 of the Planning Code to establish a financial service of approximately 3,600 square feet in the CR-NC (Chinatown Residential Neighborhood Commercial) District and a 50-N Height and Bulk District.
(Continued from Regular Meeting of February 5, 1998)
(Proposed for Continuance to April 2, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills, Joe, Martin

3. 97.629E **Appeal of Preliminary Negative Declaration** (NAVARRETE)
300 GOUGH STREET, Appeal of Preliminary Negative Declaration: The proposed project would construct a four story mixed use building which would include three stories of residential use, over a one story retail commercial use including a mezzanine, and a sub-level parking garage. The residential component would include 33 dwelling units. The ground level would include a 7,820 square foot retail store with 2,180 square feet of retail storage space on the mezzanine level. Part of the ground floor and the basement would include 59 parking spaces (43 spaces for residential + 16 spaces for commercial retail). The project site is currently a paved open public parking lot including 100 parking spaces and located in the Hayes-Gough Neighborhood Commercial zoning district, within a 50-X height/bulk district. The proposed project would require Conditional Use approval by the Planning Commission for lot size, use size, and modification of the rear yard.
(Continued from Regular Meeting of January 22, 1998)
(Proposed for Continuance to March 19 26, 1998)

SPEAKERS: None

ACTION: Continued as amended

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills, Joe, Martin

4. 97.629C (FALLAY)
300 GOUGH STREET, a through lot fronting on Gough Street on the west side, on Linden Street to the north, and Fell Street to the south: Lot 008 in Assessor's Block 816 - Request for Conditional Use authorization to develop a site in excess of 10,000 square feet and a use size in excess of 3,000 square feet by constructing a four-story over a sub-level garage, mixed commercial and residential building within Hayes-Gough Neighborhood Commercial District and 50-X Height and Bulk District.
(Proposed for Continuance to March 19 26, 1998)

SPEAKERS: None

ACTION: Continued as amended

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills, Joe, Martin

5. 97.536D (LI)
1100 HOWARD STREET, northwest corner at 7th Street, Lot 007 in Assessor's Block 3727 - Request for Discretionary Review of Building Permit Application No. 9714756, proposing to construct 14 live/work units in one building on a vacant lot (former gas station) in an SLR (Service/Light Industrial/Residential Mixed Use) District.
(Continued from Regular Meeting of February 5, 1998)

WITHDRAWN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment

to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKERS: Patricia Vaughey
Re: Molton Alley
Elsie Tonelli
Re: Take over of a Woolworth
Deborah Walker
Re: NEMIZ IPZ in Live/Work policy
Roberta Caravelli
Re: 311 Notices
Judy West
Re: Live/Work
Sue Hestor
Re: Live/Work

C. COMMISSIONERS' QUESTIONS AND MATTERS

Antenore: Grandfather Clause of Live/Work policy how many projects/units are involved?

Hills: 1045 - 17th Street/101 Mississippi Street - status on demolition

Chinchilla: 1234 - 33rd Avenue Report on site visit/meeting.

6. Consideration of Adoption: Draft Minutes from 2/19/98.

ACTION: Approved as drafted

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills, Joe, Martin

D. DIRECTOR'S REPORT

7. Introduce Extended Stay Hotel - Informational Only

(ROSETTER)

DELETED

8. DIRECTOR'S ANNOUNCEMENTS

NONE

9. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

BOS - Shriner's and fire station on Greenwich received landmark designation at full board. Housing committee passed casket store legislation to full board.

- 115 Telegraph Hill Boulevard

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

(GREEN/LORD)

10. PROPOSED LIVE/WORK DISCRETIONARY REVIEW POLICY -- The Planning Commission will consider a Discretionary Review Policy for live/work proposals. Staff recommendations for the policy are included in the Department's February 19, 1998 "Short-term and Long-term Recommendations" for live/work, available at the Planning Information Center at 1660 Mission Street.

(Continued from Regular Meeting of February 26, 1998)

NOTE: On February 26, 1998, following public testimony the Commission closed public hearing and passed a motion of intent to approve by a vote of +7 -0.

SPEAKERS: None

ACTION: Without hearing, continued to 3/12/98

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills, Joe, Martin

11. 97.409C

(WASHINGTON)

119 LYON STREET Lot 005 in Assessor's Block 1221, bounded by Page Street to the south, and Oak Street to the north. - Request for a Conditional Use authorization under Section 209(h)1 of the Planning Code to allow the construction of a five (5) unit residential building on an existing vacant parcel of land. This proposal will have a total of five off-street parking spaces and is located within an RH-3 (Residential, House, Three-Family) District.

(Continued from Regular Meeting of December 11, 1997)

Note: On December 11, 1998, following public testimony, the Commission closed public hearing and entertained a motion to approve. The motion failed to carry by a vote of +3 -4, with Commissioners Theoharis, Mills, Antenore and Joe voting no. This resulted in an intent to disapprove by a vote of +4 -3, with Commissioners Chinchilla, Martin and Hills voting no.

SPEAKERS: None

ACTION: Disapproved

AYES: Theoharis, Mills, Antenore, Joe

NOES: Chinchilla, Martin, Hills

MOTION No.: 14553

F. CONSENT CALENDAR/UNCONTESTED CASES

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item.

12. 98.019Q

(PURVIS)

1224 SACRAMENTO STREET, north side between Jones and Taylor Streets, Lot 144 in Assessor's Block 221, six unit residential condominium conversion subdivision in an RM-3 (Residential, Mixed, Medium Density) District.

SPEAKERS: Alice Barkley

Hills: Incomplete information

Antenore: No eviction listing in material

ACTION: Public hearing closed. Continued to 3/19/98

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills, Joe, Martin

G. REGULAR CALENDAR

13. 97.526E (NAVARRETE)

2068 THIRD STREET, Appeal of Preliminary Negative Declaration: On lot 25 in Assessor's Block 3935, the proposed project would construct a new four story, 50 foot tall building containing 16 live/work units at 2068 Third Street (west side of Third Street, between 18th and Mariposa Streets). The project would provide off-street parking for 16 vehicles in a ground floor parking garage with access from Third Street. The project site is vacant and approximately 6,625 square feet in lot area. The proposed building would include 28,146 gross square feet of floor area and is located in an M-2 (Heavy Industrial) Zoning District in the Potrero Hill neighborhood.

(Continued from Regular Meeting of February 19, 1998)

Note: On February 19, 1998, following public testimony the Commission closed public hearing and entertained a motion to uphold the negative declaration. The resulting vote was +3 -3, with Commissioners Antenore, Joe and Martin voted no and Commissioner Hills absent. The matter was then continued to 3/5/98 to allow the absent commissioner to participate in final action.

SPEAKERS: None

ACTION: Negative Declaration upheld

AYES: Chinchilla, Theoharis, Mills, Hills

NOES: Antenore, Joe, Martin

MOTION No.: 14554

14. 97.568C (ZWIERZYCKI)

98 OCEAN AVENUE, Lot 26 in Assessor's Block 3207, northeastern corner at Alemany Boulevard-- Request for Conditional Use authorization under Sections 121/1/712.11 of the Planning Code to develop a mixed-use (residential/ commercial) three-story building on a lot exceeding 10,000 square feet in size, within an NC-3 Neighborhood Commercial Moderate-Scale District and 65-A Height and Bulk District.

(Continued from Regular Meeting of February 19, 1998).

NOTE: On February 5, 1998, following public testimony the Commission closed public hearing and continued this matter to February 19, 1998, requesting color renderings and to have their concerns addressed about affordable units. The architect later requested that it be continued to March 5, 1998.

SPEAKERS: None

ACTION: Without hearing, continued to 3/12/98

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills, Joe, Martin

15. 98.015C (HING)

3801- 24TH STREET, southwest corner at Church Street, Lot 01 in Assessor's Block 6509. Request for authorization of Conditional Use to reinstate the hours of operation between 2:00 a.m. and 6:00 a.m. (cabaret permit) for an existing donut shop/coffee shop under Planning Code Sections 728.27 and 790.48 in the 24th Street-Noe Valley Neighborhood Commercial District. The proposal would reestablish 24 hours of operation. Conditional Use to allow a cabaret permit for the existing donut shop was originally authorized by Resolution No. 9490 on September 2, 1982.

(Continued from Regular Meeting of February 26, 1998)

SPEAKERS: John Lingenfelder, Ed Knox, Nan Smith, George Schiessel, David Lau, Marselo Cadillo, Tong Cheung, Jules Field, Patricia Vaughey, Edmond Pascucci

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills, Joe, Martin

MOTION No.: 14555

16a. 97.870CV.

(ALVIN)

290-296 VALENCIA STREET, on the corner of Valencia and 14th Street, Lot 10 in Assessor's Block 3533: Request for Conditional Use authorization to construct a five story, 36 dwelling units of senior housing with retail and a parking garage on the ground floor in a C-M (Heavy Commercial) District and 50-X Height and Bulk District within the Mission Neighborhood. A variance is also requested to authorize construction of a portion of the proposed structure within the required rear yard.

(Continued from Regular Meeting of February 26, 1998)

SPEAKERS: David Ortega

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills, Joe, Martin

MOTION No.: 14556

16b. 97.870CV

(ALVIN)

290-296 VALENCIA STREET, on the corner of Valencia and 14th Street, Lot 10 in Assessor's Block 3533 - Request for a variance to authorize construction of 36 units of senior housing where the proposed building encroaches into the required rear yard in a C-M (Heavy Commercial) District and 50-X Height and Bulk District within the Mission District.

(Continued from Regular Meeting of February 26, 1998)

Zoning Administrator closed public hearing and has taken the matter under advisement.

17a. 97.645CV

(IONIN)

1301 GRANT AVENUE, northwest corner at Vallejo Street; Lot 8 in Assessor's Block 131 - Request for Conditional Use Authorization to allow a tourist hotel in the North Beach NCD (Neighborhood Commercial District), and 40-X Height and Bulk District.

SPEAKERS: Irene Jimenez, Gertrude Caton, Rose Mangini

ACTION: Continued to 3/19/98

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills, Joe, Martin

17b. 97.645CV

(IONIN)

1301 GRANT AVENUE, northwest corner at Vallejo Street; Lot 8 in Assessor's Block 131 - Request for a variance to allow a tourist hotel without the required parking in the North Beach NCD (Neighborhood Commercial District), and 40-X Height and Bulk District.

SPEAKERS: Irene Jimenez, Gertrude Caton, Rose Mangini

ACTION: Continued to 3/19/98

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills, Joe, Martin

AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL

DISCRETIONARY REVIEW HEARING.

18. 97.876D (WASHINGTON)
63 HUNTINGTON DRIVE, east side between Country Club and Lakeshore Drives, Lot 012 in Assessor's Block 7276 - Request for Discretionary Review of Building Permit Application No. 9714471, proposing to demolish an existing structure and construct a new single-family residence in a RH-1(D) (House, One-Family, Detached) District.
(Continued from Regular Meeting of February 5, 1998)

DISCRETIONARY REVIEW WITHDRAWN

19. 97.072D (GORDON)
2298 UNION STREET, north east corner with Steiner Street, Lot 021 in Assessor's Block 0534 - Review of conditions attached to the approval of Building Permit Application No. 9703103 which allowed interior and exterior alterations to an existing large fast-food restaurant as defined by Planning Code Section 790.90 in the Union Street Neighborhood Commercial Zoning District. On March 6, 1997 the Planning Commission approved the continuation of the existing nonconforming use (d.b.a. Rose's Café) with conditions proposed by the neighborhood and the project sponsor, contingent on Planning Commission review of these conditions on November 6, 1997. On November 6, 1997 the Planning Commission voted to extend the probation of the subject use for an additional 3-month period.
(Continued from Regular Meeting of November 6, 1997)

SPEAKERS: Patricia Vaughey, Courtney Clarkson

ACTION: Public hearing closed. Extended probation for 3 months

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills, Joe, Martin

20. 97.481D (BAÑALES)
938 HARRISON STREET, through lot fronting on Harrison and Clara Streets, between 5th and 6th Streets, Lots 020, 044, 046 and 047 in Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application Nos. 9719934 and 9719933S, proposing to construct a 45-foot-high live/work building containing 50 units and 50 parking spaces in a RSD (Residential/Service Mixed Use District).

SPEAKERS: Sue Hestor, T.D. Cook, Ralph Butterfield

ACTION: Approved as proposed

AYES: Chinchilla, Theoharis, Mills, Martin

NOES: Hills, Joe, Antenore

Adjournment: 5:25 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION OF MARCH 19, 1998.

ACTION: Approved as drafted

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

980305.min

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
MARCH 12, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

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PRESENT: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore,
Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:45 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore, Paul
Lord, Larry Badiner, Hillary Gitelman, Irene Nishimuara, Jim Nixon, Edy Zwierzycki, Tom
Wang, John Billovits, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.011D (SMITH)
172 - 6TH STREET, south side between Natoma and Howard Streets, Lot 010 in
Assessor's Block - Request for Discretionary Review of Building Permit Application No.
9717784, proposing to reduce the legal number of dwelling units from 85 to 65 and
retain the original 10 guest rooms in a RSD (Residential/Service Mixed Use District).
(Continued from Regular Meeting of February 5, 1998)
(Proposed for Continuance to April 16, 1998)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKERS: Kate Chumley

Re: Live/Work
John Bardis
RE; 1234 - 23rd Avenue
Bernie Chode
Re: Live/Work
Pat Buscovitch
Re: DCP fee structure
Kathleen Harrington
Re: DCP fees
Brad Paul
Re: Live/Work
Sue Hestor
Re: Live/Work
Jake McGoldrich
Re; Live/Work
Judy West
Re: Live/Work
Alice Barkley
Re: Live/Work
Joe O'Donoghue
Re: Live/Work

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of Adoption: Draft Minutes from 2/26/98.

ACTION: Approved as drafted

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills, Joe, Martin

D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

- **Neighborhood Planning Issues Survey (late June for results of survey)**

4. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

BOA: 1488 Harrison Street CPC decision upheld

7375 Pleasant Street - upheld Zoning Administrator decision.

17 Jack ____ Alley: installation will be removed.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

(GREEN/LORD)

5. PROPOSED LIVE/WORK DISCRETIONARY REVIEW POLICY -- The Planning Commission will consider a Discretionary Review Policy for live/work proposals. Staff recommendations for the policy are included in the Department's February 19, 1998 "Short-term and Long-term Recommendations" for live/work, available at the Planning Information Center at 1660 Mission Street.

(Continued from Regular Meeting of March 5, 1998)

NOTE: On February 26, 1998, following public testimony the Commission closed public hearing and passed a motion of intent to approve by a vote of +7 -0.

SPEAKERS: None

ACTION: Adopted as amended: delete the phrase 'large scale' from Exhibit A, 4e and 5e.

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills, Joe, Martin

RESOLUTION No.: 14556

F. REGULAR CALENDAR

6.

(MONTAÑA)

TREASURE ISLAND REUSE PLANNING STUDY--Informational presentation on the "direction we are going" in selecting future development scenarios for Treasure Island and Yerba Buena Island. Informational presentation on the planning process for the civilian reuse of Treasure Island and Yerba Buena Island. In July 1996 the Planning Commission and Board of Supervisors adopted a Draft Reuse Plan for the Islands. The Draft Reuse Plan describes (1) land use, density and design parameters for future use of the Islands; (2) local initiatives for provision of housing and job training services to the City's homeless population; and (3) the costs of required capital improvements for the Islands' reuse, including shoreline stabilization, ferry improvements, utilities, and public services. In 1997 the State Legislature passed Senate Bill 699, the Treasure Island Conversion Act, which authorized the creation of a Treasure Island Development Authority (TIDA) to act as a redevelopment vehicle for the Islands. The Planning Department's current planning process seeks to transform the broad policies of the Reuse Plan into specific details for the development of the Islands using the financial and administrative tools of the TIDA. The Planning Department will prepare a draft Area Plan, underlying zoning controls, a Redevelopment Plan, and a Design for Development document which will be proposed for adoption by the Planning Commission, TIDA and the Board of Supervisors after certification of the Final Environmental Impact Report/Statement (EIR/S) which may take place in December 1998. The informational presentation will describe the direction the planners are going in proposing specific activities, public spaces, public facilities, and buildings proposed for the Islands. Copies of the Draft Reuse Plan are available for pick up at the Planning Department, 1660 Mission Street, 5th Floor Receptionist at a cost of \$5.00. For further information, please contact Paul Rosetter at 558-6326.

SPEAKERS: None

ACTION: Without hearing, continued indefinitely to allow new director Maryanne Conroy to be briefed.

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills, Joe, Martin

7. 96.099E

(NISHIMURA)

MOSCONE CENTER EXPANSION PROJECT; northwest corner of Howard and 4th Streets and also bounded by Minna Street; Lots 18, 35, 36, 37, 38, 68, 69 and 70 in Assessor's Block 3724; within a C-3-S (Downtown Support) District and a 160-F Height and Bulk District, and Assessor's Lot 70 is also within the Yerba Buena Center

Redevelopment Area. Appeal of the Preliminary Negative Declaration published on November 29, 1997 for a proposed new convention building, Moscone III. The proposed project is new construction of an approximately 680,000 gross square foot, three-story over basement, approximately 115-foot high convention facility on an approximate 189,000 square foot site after demolition of a two-story restaurant and office building and a six-story over basement office, restaurant and retail building, removal of a paved public parking lot, and street vacation of Holland Court. A truck loading facility would be provided in the basement level of the building. In addition, the proposed project would require authorization by the Planning Commission pursuant to Planning Code Section 309 and General Plan referral for Meeting review by the Planning Department.

(Continued from Regular of February 26, 1998))

SPEAKERS: David Silverman, Justine Weldon, Joel Ventresca, John Elberling
ACTION: Negative declaration upheld

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills, Joe, Martin

MOTION No.: 14557

8. 96.099XRE (BADINER)
800-860 HOWARD STREET (MOSCONE CENTER EXPANSION PROJECT) - northwest corner of Howard and Fourth Streets, with frontage on Minna Street, Assessor's Block 3724, Lots 18, 36, 37, 38, 68, 69, 70 and the entirety of Holland Court, C-3-S (Downtown Support District) and a 160-F Height and Bulk District -- Consideration of Approval of Section 309 Determinations and Request for Exceptions, including but not limited to a building bulk exception and a pedestrian level wind speed standard exception for an approximately 680,000 gross square foot convention center with ancillary retail uses and Consideration of Approval of a General Plan Referral for a Street Vacation, sidewalk encroachment and widening, Public Building, General revenue Bond Issuance, and a Capital Improvement Project.

(Continued from Regular Meeting of February 26, 1998)

SPEAKERS: David Silverman, David Cincotta, Jack Moerschbacher, Kevin Hart

1) 308 Determination:

ACTION: Approved

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills, Joe, Martin

RESOLUTION No.: 14558

2) General Plan:

ACTION: Approved

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills, Joe, Martin

RESOLUTION No.: 14559

- 9a. 96.643X (NIXON)
254 FRONT STREET, southeast corner of Front and Sacramento Streets, Lot 18 in Assessor's Block 236: Request for Determinations of Compliance and Exceptions from freight loading requirements under Section 309 of the Planning Code to permit the construction of approximately 63,000 square feet of office space, 16,000 square feet of retail space and 11,000 square feet of basement parking in a five to seven story building following demolition of the two, two-story buildings on site within the C-3-0 District and a 75X and a 350S Height and Bulk District and partially within the Front-California Conservation District.

(Continued from Regular Meeting of February 19, 1998)

SPEAKERS: Harry O'Brien, Jeff Heller, Gee Gee Platt, Chri VerPlanch, Kathleen Harrington, Stewart Morton, Gerard Burnett, Michael Levine

ACTION: Approved

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills, Joe

ABSENT: Martin

MOTION No.: 14600

9b. 96.643B

(NIXON)

254 FRONT STREET, southeast corner of Front and Sacramento Streets, Lot 18 in Assessor's Block 236: Request for Authorization of Office Space in excess of 50,000 square feet under Sections 320-324 of the Planning Code. The proposal involves the construction of a five to seven story building containing approximately 63,000 square feet of office space, 16,000 square feet of retail space and 11,000 square feet of basement parking following the demolition of the two, two-story buildings currently on site in a C-3-0 District and a 75X and a 350S Height and Bulk District and partially within the Front-California Conservation District.

(Continued from Regular Meeting of February 19, 1998)

SPEAKERS: Harry O'Brien, Jeff Heller, Gee Gee Platt, Chri VerPlanch, Kathleen Harrington, Stewart Morton, Gerard Burnett, Michael Levine

ACTION: Approved

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills, Joe

ABSENT: Martin

MOTION No.: 14601

10. 96.032C

(NIXON)

1548 STOCKTON STREET, east side between Union and Green Streets, Lot 23 in Assessor's Block 116; Review of compliance of proposed occupancy of a full service restaurant, authorized previously under Molition No.14082, by Fazio, and consideration of initiation of revocation or modification of Conditions of Approval found in Motion 14082. The property is in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

The Commission will consider the request to reopen the public hearing related to the 1996 approval of a full-service restaurant. If the Commission votes to reopen the hearing mailed notices to owners of property within 300 feet of the restaurant site, notification in the Independent Newspaper and a posted notice will be required announcing the hearing date and location. If the Commission does not vote to reopen the case the 1996 approval will stand without regard to the ownership of the restaurant.

SPEAKERS: Marsha Garland, Leo McLuahglin, Nancy Shanabaw, Howard Wong, Larry Habegger, Dennis McElrath, Nan Roth, June Osterberg, Steve Vettel, Susan Weisberg, Jonee Levy, Paul Banbury, James Atwood

ACTION: Public hearing closed, continued to 4/2/98 to allow staff to confer with the City Attorney's office on the Commission's jurisdiction regarding this matter.

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills, Joe

ABSENT: Martin

11. 97.568C (ZWIERZYCKI)

98 OCEAN AVENUE, Lot 26 in Assessor's Block 3207, northeastern corner at Alemany Boulevard-- Request for Conditional Use authorization under Sections 121/1/712.11 of the Planning Code to develop a mixed-use (residential/ commercial) three-story building on a lot exceeding 10,000 square feet in size, within an NC-3 Neighborhood Commercial Moderate-Scale District and 65-A Height and Bulk District.

(Continued from Regular Meeting of March 5, 1998).

NOTE: On February 5, 1998, following public testimony the Commission closed public hearing and continued this matter to February 19, 1998, requesting color renderings and to have their concerns addressed about affordable units. The architect later requested that it be continued to March 5, 1998.

SPEAKERS: None

ACTION: Approved with conditions requiring 2 bedroom units as affordable, and better quality roofing shingles than proposed

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills, Joe

ABSENT: Martin

MOTION No.: 14602

AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

12. 97.538D (ANDRADE)

2370 BROADWAY, north side between Steiner and Fillmore Streets, Lot 027 in Assessor's Block 0563 - Request for Discretionary Review of Building Permit Application No. 9709611S, proposing to construct a deck of approximately 105 sq. ft. above an existing deck located at the rear of the building in an RH-1 (House, One-Family) District. (Continued from Regular Meeting of January 15, 1998)

SPEAKERS: Barbara Segalla, Bob Coleman, Joel Yodowitz, Carmen Castro Patt Buscavitch

ACTION: No DR. Approved as proposed

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills

NOES: Joe

ABSENT: Martin

13 97.205D (LI)

599 - 3RD STREET, east side between Brannan Street and Varney Place, Lot 023 in Assessor's Block 3775 - Request for Discretionary Review of Building Permit Application No. 9721085, proposing to construct 24 live/work units and a parking garage with 24 spaces on a vacant lot in a SLI (Service/Light Industrial) District.

(Continued from Regular Meeting of February 5, 1998)

SPEAKERS: None

ACTION: Without hearing, continued to 3/26

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills, Joe

ABSENT: Martin

14. 97.897D (WANG)
650 ORTEGA STREET, north side between 11th and 14th Avenues, Lot 015 in Assessor's Block 2036B -- Request for Discretionary Review of Building Permit Application No. 9721446, proposing to construct a two-story addition at the rear of the existing one-story over-garage single-family dwelling in a RH-1 (House, One-Family) District.

SPEAKERS: None

ACTION: Take DR and disapproved

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills, Joe

ABSENT: Martin

15. 97.895D/DD (BILLOVITS)
1725 LAKE STREET, south side between 18th and 19th Avenues, Lot 035 in Assessor's Block 1378 -- Request for Discretionary Review of Building Permit Application Nos. 9721774 and 9721775S, proposing to demolish the existing single-family building and construct a new two-unit building in a RH-2 (House, Two-Family) District.

SPEAKERS: Lawrence Munich, Carl Marlin, George Wu, Ginna, Stephanie Orr, Elsie Marshall, Heroshi Fakuda, Ester Garbell, Jake McGoldrich, Steven Antenor, Ernie McNobb

ACTION: Take DR and disapproved

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe

ABSENT: Martin, Mills

Adjournment: 8:10 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON MARCH 26, 1998.

ACTION: Approved as drafted

AYES: Chinchilla, Theoharis, Antenore, Hills, Mills

ABSENT: Martin, Joe

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
MARCH 19, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

APR 09 1998

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PUBLIC LIBRARY

PRESENT: Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Beverly Mills

ABSENT: Larry Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:32 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Larry Badiner, Jonathan Purvis, Jonas Ionin, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.009C (WANG)
681-689 PORTOLA DRIVE (PROPOSED WALGREENS), southeast side between Fowler Avenue and Teresita Boulevard; Lot 16 in Assessor's Block 2901B -- Request for a Conditional Use authorization under Planning Code Sections 710.21 and 121.2 to establish a single retail store and pharmacy, occupying a floor area of more than 3,000 gross square feet and under Planning Code Section 186.1(c) to allow a change of use (most recently being a nonconforming personal service) on a vacant portion of the existing second floor to another nonconforming retail use, within an NC-1--Neighborhood Commercial Cluster District and a 40-X Height and Bulk District.
(Proposed for Continuance to March 26, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Hills, Mills, Joe

ABSENT: Martin, Theoharis

2. 97.227D (WANG)
249 SHIPLEY STREET (AKA 250 CLARA STREET), southeast side between 5th and 6th Streets, Lot 066 in Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application No. 9708248, proposing to construct a 3-story, 12-unit live/work building in an RSD (Residential/Service Mixed Use) District.
(Continued from Regular Meeting of February 22, 1998)
(Proposed for Continuance to April 16, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Hills, Mills, Joe

ABSENT: Martin, Theoharis

3. 97.227E (GLASNER)
249 SHIPLEY STREET, 12 Live/Work Units: Appeal of Preliminary Negative Declaration. The proposal is to construct 12 live/work units in one building at 249 Shipley Street (Assessor's 3753, Lot 66), on the south side of the street between 5th and 6th Streets. The project site is currently used for vehicle parking and a one-story taxi maintenance building and three service bays on the southwest corner. The existing 13,625 square-foot lot would be subdivided into two lots, one facing Shipley Street (approximately 5,625 square feet), and the other fronting Clara Street (8,000 square feet). A new 45-foot structure would be built on the new Shipley lot, and would contain three stories including two mezzanine levels. A 12-space parking garage would be located on the first level. The other new lot would continue to be used for parking and vehicle repair. The proposed project is located in an RSD (Residential-Service Mixed Use) Zoning District. (Continued from Regular Meeting of January 15, 1998)
(Proposed for Continuance to April 16, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Hills, Mills, Joe

ABSENT: Martin, Theoharis

4. 98.034C (SNYDER)
4109-4111 18TH STREET, southwest corner with Castro Street. Lot 01 in Assessor's Block 2695: Request for modification of existing Conditional Use authorization, Case #96.576C, Motion #14249, to extend hours of entertainment, and to modify conditions requiring the posting of employees and after hours trash pick-up by employees, in an existing non-conforming Full-Service Restaurant and Bar (dba Harvey's) in accordance with Section 303(c) of the Planning Code, in the Castro Street Neighborhood Commercial zoning district.
(Proposed for Continuance to April 2, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Hills, Mills, Joe

ABSENT: Martin, Theoharis

5. 97.539D (GORDON)
1578-1588 INDIANA STREET, west side between Cesar Chavez (Army Street) and 26th Streets, Lots 020 and 021 (formerly Lot 016) in Assessor's Block 4318 -- Request for Discretionary Review of Building Permit Application Nos. 9712479 and 9712480, proposing to construct two 12-unit live/work buildings on two vacant sites adjacent to each other in a M-2 (Heavy Industrial) District.
(Proposed for Continuance to April 23, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Hills, Mills, Joe

ABSENT: Martin, Theoharis

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKERS:

Patricia Vaughey

Re: Joint meeting held this week with Planning, Fire, Health (DBI did not show)

Ramona Albright

Re: Proliferation of cell phone antennas

Dr. Neil Cherry

Re: Cellular antennas

Christopher Beauer

Re: Cellular antennas

John Bardis

Re: 1234 - 3rd Avenue

Judy West

Re: - Live/Work between Bryant and York

- Request report from staff on large projects in NEMIZ and multi phase, projects/

Joe O'Donoghue

Re: Rules that apply to everyone/Sue Hestor's access to 'staff only' areas in the Planning Department.

Gizell Quezada

Re: Cell antennas on light poles

Libby Kelly

Re: FCC Guidelines regarding radiation emissions from antennas

C. COMMISSIONERS' QUESTIONS AND MATTERS

Mills: Status of Urban Design Workshop

Antenore: 1234 - 33rd Avenue.

Calendar 720 York for status report under Director's report.

6. Consideration of Adoption: Draft Minutes from 3/5/98.

ACTION: Approved as drafted

AYES: Chinchilla, Theoharis, Mills, Hills, Antenore, Joe

D. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS

- Urban Design Committee with Department staff, submit in May of June
- Housing inventory study before CPC in near future
- Met with staff to explain CPC live/work policy guidelines
- Informational packet has gone out to general public on live/work

8. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

BOP: - DR on Douglas Street , continued for further discussion.

- Massage parlor west of 3rd Street upheld denial of permit by Police Dept.
- 115 Telegraph still under review by Department staff.
- Rite Aid installation in Mission District .

F. CONSENT CALENDAR/UNCONTESTED CASES

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item.

9. 98.019Q

(PURVIS)

1224 SACRAMENTO STREET, north side between Jones and Taylor Streets, Lot 144 in Assessor's Block 221, six unit residential condominium conversion subdivision in an RM-3 (Residential, Mixed, Medium Density) District.

(Continued from Regular Meeting of March 5, 1998)

NOTE: On March 5, 1998, following public testimony, the Commission closed public hearing and continued the matter to 3/19/98 by a vote of +7 -0 in order to receive mor complete information.

SPEAKERS: None

ACTION: Approved as proposed

AYES: Chinchilla, Theoharis, Antenore, Mills, Hills, Joe

ABSENT: Martin

MOTION No.: 14603

E. REGULAR CALENDAR

10. 98.144R

(BADINER)

250 STEUART STREET, Assessor's Block 3741, Lots 11, 21, 25, 27, 28 and 33 -- The GAP Building - Consideration of approval of a Resolution finding Amendments to the Rincon Point-South Beach Redevelopment Design for Development Document in conformity with the General Plan and Section 101.1 of the Planning Code.

Note: This activity is within the scope of a program approved earlier, and the program EIR along with subsequent environmental documents adequately describes the activity for the purposes of CEQA.

SPEAKERS: Gram Wyatt, David Madway, Amy Nonched

ACTION: Approved as modified:

- 4) The original intent of the Planning Code in limiting signs to under 100 feet above grade was to avoid a proliferation of brightly lit, roof-level signs throughout the downtown, competing with each other and obscuring the overall form of the skyline, particularly at night. However, San Francisco has a tradition of allowing corporate identity signs of locally-based and founded corporations (Ghiradelli, Pacific Bell, Hills Brothers). Since the sign is incised and indirectly illuminated, its appearance is subdued. A very limited number of signs of subdued nature would not be in conflict with the intent of the General Plan and the Planning Code.

AYES: Chinchilla, Theoharis, Antenore, Mills, Hills, Joe

ABSENT: Martin

MOTION No.: 14604

11. 97.887C (BEATTY)
117 BARLETT STREET, Lot 045 in Assessor's Block 3636, east side between 22nd and 23rd Streets -- Request for Conditional Use authorization under Planning Code Section 209.1 to legalize a fifth dwelling unit in an existing three-story, four-family dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

SPEAKERS: Carren Allan

ACTION: Public hearing closed. Intent to disapprove. Final language 3/26/98.

AYES: Chinchilla, Theoharis, Antenore, Mills

NOES: Hills, Joe

ABSENT: Martin

- 12a. 97.645CV (IONIN)
1301 GRANT AVENUE, northwest corner at Vallejo Street; Lot 8 in Assessor's Block 131 - Request for Conditional Use Authorization to allow a tourist hotel in the North Beach NCD (Neighborhood Commercial District), and 40-X Height and Bulk District.
(Continued from Regular Meeting of March 5, 1998)

SPEAKERS: David Raynal, William Abend, Joe O'Donoghue, Joan Levy, Arthur Chang, Nan Roth, Aaron Peskin, Irene Jimenez, Patricia Katty, Elen Morales, Sister Mary Ann, Patricia Vaughey, June Osterberg, Joan Woods

ACTION: Public hearing closed. Intent to disapprove. Final language 3/26/98.

AYES: Chinchilla, Theoharis, Antenore, Mills, Hills, Joe

ABSENT: Martin

- 12b. 97.645CV (IONIN)
1301 GRANT AVENUE, northwest corner at Vallejo Street; Lot 8 in Assessor's Block 131 - Request for a variance to allow a tourist hotel without the required parking in the North Beach NCD (Neighborhood Commercial District), and 40-X Height and Bulk District.

(Continued from Regular Meeting of March 5, 1998)

Zoning Administrator closed public hearing

AT APPROXIMATELY 4:15 3:00 P.M. THE PLANNING COMMISSION CONVENED into A SPECIAL DISCRETIONARY REVIEW HEARING.

13. 97.526D (BAÑALES)
2068 - 3RD STREET, west side between Mariposa and 18th Streets, Lot 025 in Assessor's Block 3995 -- Request for Discretionary Review of Building Permit Application No. 9714782, proposing to construct 16 live/work units on a vacant lot in a M-1 (Light Industrial) District.

SPEAKERS: John J. Davis, Sue Hestor, Alice Barkley, David Stenberg, Ted Karasick, Eugene Isotuff, Inge Zaluska, Joe O'Donoghue, Chung Lee
ACTION: Take DR and approve with instruction to project sponsor to continue working with staff on ground floor facade.

AYES: Chinchilla, Theoharis, Antenore, Mills, Hills

NOES: Joe

ABSENT: Martin

14. 98.055D (OMAKARO)
1775 SANCHEZ STREET, east side between Whitney and Harper Streets, Lot 041 in Assessor's Block 6654 -- Request for Discretionary Review of Building Permit Application No. 9723618, proposing a lateral rear addition and interior alteration of the ground floor, first floor and second floor rooms to a single-family dwelling in a RH-2 (House, Two-Family) District.

SPEAKERS: Angel Garza, Richard Olson, Steve Hyman, John Hayes, Sally Hayes

ACTION: No DR, approved as proposed

AYES: Chinchilla, Theoharis, Antenore, Mills, Hills, Joe

ABSENT: Martin

15. 98.024D (BEATTY)
748 - 24TH AVENUE, east side between Cabrillo and Balboa Streets, Lot 032 in Assessor's Block 1621 -- Request for Discretionary Review of Building Permit Application No. 9716901, proposing to extend the ground floor of the existing single-family dwelling and construct a roof deck above the addition in a RH-2 (House, Two-Family) District.

DISCRETIONARY REVIEW WITHDRAWN

Adjournment: 5:35 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, APRIL 2, 1998

ACTION: Approved as drafted

AYES: Chinchilla, Theoharis, Mills, Antenore, Joe, Martin

ABSENT: Hills

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
MARCH 26, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

PRESENT: Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Beverly Mills
ABSENT: Cynthia Joe, Larry Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Larry Badiner, Augustine Fallay, Ozzie Taeb, Catherine, Jim Miller, Paul Maltzer, Joy Navarrete, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.009C (WANG)
681-689 PORTOLA DRIVE (PROPOSED WALGREENS), southeast side between Fowler Avenue and Teresita Boulevard; Lot 16 in Assessor's Block 2901B -- Request for a Conditional Use authorization under Planning Code Sections 710.21 and 121.2 to establish a single retail store and pharmacy, occupying a floor area of more than 3,000 gross square feet within an NC-1-- Neighborhood Commercial Cluster District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of March 19, 1998)
(Proposed for Continuance Indefinitely to April 2, 1998)

SPEAKERS: None

ACTION: Continued as amended

AYES: Chinchilla, Mills, Antenore, Theoharis, Hills

ABSENT: Martin, Joe

2. 98.066C (HING)
9 CRYSTAL STREET, west side near De Long Street, Lot 04 in Assessor's Block 7155. Request for authorization of Conditional Use to establish a residential care facility for seven or more persons in an RH-1 (Residential, House, One-Family) District under Section 209.3 (c) of the Planning Code. The proposed facility would provide lodging, board and care for a maximum of 12 adults.
(Proposed for Continuance to April 2, 1998)

SPEAKERS: None

ACTION: Continued as proposed

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AYES: Chinchilla, Mills, Antenore, Theoharis, Hills

ABSENT: Martin, Joe

3. 97.152E (POSTERNAK)

1001-23RD STREET, Appeal of a Preliminary Negative Declaration, southern side of 23rd Street between Indiana and Minnesota Streets, Lot 002 in Assessor's Block 4228 - Appeal of a Preliminary Negative Declaration. Proposed demolition of a one-story unreinforced masonry building at the northeastern corner of the subject lot and construction of three four-story (with mezzanine) buildings with 20 live/work units each on the northern portion of lot. Each building would be 54 feet tall, including architectural features, and include 20 parking spaces in a garage on the ground floor.

(Continued from Regular Meeting of February 12, 1998)

(Proposed for Continuance to April 16, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Antenore, Theoharis, Hills

ABSENT: Martin, Joe

4. 97.528D (BAÑALES)

1001-23RD STREET, south side between Indiana and Minnesota Streets, Lot 002 in Assessor's Block 4228 -- Request for Discretionary Review of Building Permit Application Nos. 9715550, and 9715552, proposing to demolish the existing buildings and construct three new buildings with 20 live/work units in each (total of 60 units) in a M-2 (Heavy Industrial) District.

(Proposed for Continuance to April 16, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Antenore, Theoharis, Hills

ABSENT: Martin, Joe

5. 97.214C (OMOKARO)

1 TAPIA DRIVE, north west corner of 19th and Holloway Avenues; Lot 005, Assessor's Block 7299 -- Request for conditional use authorization under Section 234.2(a) of the Planning Code to install a total of 3 antennas on the penthouse and one base transceiver station located inside the penthouse as part of wireless communication network in a P (Public Use) District, in the Lakeshore Neighborhood and 40-X Height and Bulk Districts. (Continued from Regular Meeting January 22, 1997)

(Proposed for Continuance to April 23, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Antenore, Theoharis, Hills

ABSENT: Martin, Joe

6. 97.205D (LI)

599 - 3RD STREET, east side between Brannan Street and Varney Place, Lot 023 in Assessor's Block 3775 - Request for Discretionary Review of Building Permit Application No. 9721085, proposing to construct 24 live/work units and a parking garage with 24 spaces on a vacant lot in a SLI (Service/Light Industrial) District.

(Continued from Regular Meeting of March 12 1998)

(Proposed for Continuance to April 2, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Antenore, Theoharis, Hills

ABSENT: Martin, Joe

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKERS:

Patricia Vaughney

Re: - 2298 Union Street - Roses Cafe

**- 2601 Lombard - EXXON Station - appears to be in violation of
CU**

John Bardis

Re: 1234 - 33rd Avenue

Kurt Mustard

Re: 117 Barlett - never been an apartment there

Ella Walters

Re: Ferry Park

Irene Yminis

Re: 1301 Grant Avenue

C. COMMISSIONERS' QUESTIONS AND MATTERS

Hills: 1025 -17th Street Status Report

7. Consideration of Adoption: Draft Minutes from 3/12/98.

ACTION: Approved as drafted

AYES: Chinchilla, Mills, Antenore, Theoharis, Hills

ABSENT: Martin, Joe

D. DIRECTOR'S REPORT

8. DIRECTOR'S ANNOUNCEMENTS

- On 4/8 the Director of Planning will address to on live/work policies

9. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

BOA: None

BOS: None

Variance Hearing: Hans Habachi - smog hog in rear yard approved

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

10. 97.887C (BEATTY)

117 BARLETT STREET, Lot 045 in Assessor's Block 3636, east side between 22nd and 23rd Streets -- Request for Conditional Use authorization under Planning Code Section 209.1 to legalize a fifth dwelling unit in an existing three-story, four-family dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of March 19, 1998)

Note: On 3/19/98, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +4 -2 with Commissioners Joe and Hills voting no and Commissioner Martin absent.

SPEAKERS: None

ACTION: Without hearing, continued to 4/2/98

AYES: Chinchilla, Mills, Antenore, Theoharis, Hills

ABSENT: Martin, Joe

11. 97.645QV (IONIN)

1301 GRANT AVENUE, northwest corner at Vallejo Street; Lot 8 in Assessor's Block 131 - Request for Conditional Use Authorization to allow a tourist hotel in the North Beach NCD (Neighborhood Commercial District), and 40-X Height and Bulk District. (Continued from Regular Meeting of March 19, 1998)

Note: On 3/19/98, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +6 -0 with Commissioner Martin absent.

SPEAKERS: None

ACTION: Without hearing, continued to 4/2/98

AYES: Chinchilla, Mills, Antenore, Theoharis, Hills

ABSENT: Martin, Joe

F. REGULAR CALENDAR

12. 98.085ET (BADINER)

Consideration of Amendments to Planning Code Sections 3.5 and 3.5a (fees) and Administrative Code Section 31.46A (Environmental Quality) to modify fees, and eliminate certain fees and the sunset clause (expiration date).

SPEAKERS: Mary Ann Miller, Alice Barkley

ACTION: Approved as modified: DR fees are to stay at \$131.00

AYES: Chinchilla, Mills, Antenore, Theoharis, Hills

ABSENT: Martin, Joe

RESOLUTION No.: 14605

13a. 97.675ECSRZ

(MILLER)

500 RAYMOND AVENUE, north side west of Elliott Street opposite the northerly terminus of Sawyer Street, a portion of Lot 2 in Assessor's block 6221 -- Request for RECLASSIFICATION OF PROPERTY from a "P" (Public Use) District to an RH-1 (House, One-Family) District.

SPEAKERS: John King, Marlene Tran, John Nider, Chow Chu**ACTION: Approved****AYES: Chinchilla, Mills, Antenore, Theoharis, Hills****ABSENT: Martin, Joe****RESOLUTION No.: 14606**

13b. 97.675EQSRZ

(MILLER)

500 RAYMOND AVENUE, north side west of Elliott Street opposite the northerly terminus of Sawyer Street, a portion of Lot 2 in Assessor's block 6221 -- Request for authorization of a **CONDITIONAL USE** for a **PLANNED UNIT DEVELOPMENT** to permit construction of 90 dwelling units of elderly housing, a manager's dwelling unit, a senior citizens' center and a child care facility on a site of approximately 2.3 acres presently owned by the San Francisco Unified School District, requiring exceptions from Planning Code standards for rear yard area, dwelling unit density and the method of measurement of building height, in a "P" (Public Use) District and within a 40-X Height and Bulk District.

SPEAKERS: John King, Marlene Tran, John Nider, Chow Chu**ACTION: Approved with conditions as drafted****AYES: Chinchilla, Mills, Antenore, Theoharis, Hills****ABSENT: Martin, Joe****MOTION No.: 14607**

14. 97.629E

(NAVARRETE)

300 GOUGH STREET, Appeal of Preliminary Negative Declaration: The proposed project would construct a four story mixed use building which would include three stories of residential use, over a one story retail commercial use including a mezzanine, and a sub-level parking garage. The residential component would include 33 dwelling units. The ground level would include a 7,820 square foot retail store with 2,180 square feet of retail storage space on the mezzanine level. Part of the ground floor and the basement would include 59 parking spaces (43 spaces for residential + 16 spaces for commercial retail). The project site is currently a paved open public parking lot including 100 parking spaces and located in the Hayes-Gough Neighborhood Commercial zoning district, within a 50-X height/bulk district. The proposed project would require Conditional Use approval by the Planning Commission for lot size, use size, and modification of the rear yard. (Continued from Regular Meeting of March 5, 1998)

SPEAKER: John Caldwell**APPEAL WITHDRAWN AT TODAY'S PLANNING COMMISSION HEARING.**

15. 97.629Q

(FALLAY)

300 GOUGH STREET, a through lot fronting on Gough Street on the west side, on Linden Street to the north, and Fell Street to the south: Lot 008 in Assessor's Block 816 -

- Request for Conditional Use authorization to develop a site in excess of 10,000 square feet and a use size in excess of 3,000 square feet by constructing a four-story over a sub-level garage, mixed commercial and residential building within Hayes-Gough Neighborhood Commercial District and 50-X Height and Bulk District.
(Continued from Regular Meeting of March 5, 1998)

SPEAKERS: Alice Barkley, Rob Issacson, John Caldwell

ACTION: Public Hearing Closed. Continued to 5/7/98

AYES: Chinchilla, Mills, Antenore, Theoharis, Hills

ABSENT: Martin, Joe

16. 97.380D (ARCE)
423 - 35TH AVENUE, west side between 35th and 36th Avenues, Lot 005 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit Application No. 9702211, proposing the demolition of a one-story over-basement single-family dwelling and the construction of a three-story over-garage two-family dwelling in an RH-2 (House, Two-Family) District.

(Continued from Regular Meeting of February 12, 1998)

SPEAKERS: Dan Sullivan

ACTION: Continued to 4/9/98

AYES: Chinchilla, Mills, Antenore, Theoharis, Hills

ABSENT: Martin, Joe

Adjournment: 4:10 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, APRIL 9, 1998.

ACTION: Approved as drafted

AYES: Chinchilla, Mills, Antenore, Joe, Theoharis

ABSENT: Martin

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MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
APRIL 2, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

PRESENT: Commissioners Hector Chinchilla, Anita Theoharis, Dennis Antenore,
Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning
Administrator, Elizabeth Gordon, Jim Nixon, Grace Hing, Michael Li, Linda Avery -
Commission Secretary.

A. ITEMS TO BE CONTINUED

1. 97.686C (LI)
1100 GRANT AVENUE, northeast corner at Pacific Avenue; Lot 10 in Assessor's
Block 162: -- Request for Conditional Use authorization under Sections 812.49
and 812.20 of the Planning Code to establish a financial service of approximately
3,600 square feet in the CR-NC (Chinatown Residential Neighborhood
Commercial) District and a 50-N Height and Bulk District.
(Continued from Regular Meeting of March 5, 1998)
(Proposed for Continuance to June 4, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Joe, Martin, Antenore

ABSENT: Hills

2. 98.009C (WANG)
681-689 PORTOLA DRIVE (PROPOSED WALGREENS), southeast side between
Fowler Avenue and Teresita Boulevard; Lot 16 in Assessor's Block 2901B -- Request for
a Conditional Use authorization under Planning Code Sections 710.21 and 121.2 to
establish a single retail store and pharmacy, occupying a floor area of more than 3,000
gross square feet and under Planning Code Section 186.1(c) to allow a change of use
(Most recently being a nonconforming personal service) on a vacant portion of the
existing second floor to another nonconforming retail use, within an
Neighborhood Commercial Cluster District and a 40-X Height and Bulk District.

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(Continued from Regular Meeting of March 26, 1998)

(Proposed for Continuance Indefinitely)

ALREADY CONTINUED AT 3/26/98 HEARING.

3. 97.771D (MILLER)

370 DE HARO STREET, Discretionary Review on Building Permit No. 9717324 proposing the conversion of a building approved as 20 commercial loft spaces to 20 live/work spaces on the property located at 370 De Haro Street, northwest corner at 17th Street, in an M-2 (Heavy Industrial) District and a 50-X Height and Bulk District.

(Continued from Regular Meeting of March 5, 1998)

(Proposed for Continuance to April 23, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Joe, Martin, Antenore

ABSENT: Hills

4. 98.034C (SNYDER)

4109-4111 18TH STREET, southwest corner with Castro Street. Lot 01 in Assessor's Block 2695: Request for modification of existing Conditional Use authorization, Case #96.576C, Motion #14249, to extend hours of entertainment, and to modify conditions requiring the posting of employees and after hours trash pick-up by employees, in an existing non-conforming Full-Service Restaurant and Bar (dba Harvey's) in accordance with Section 303(c) of the Planning Code, in the Castro Street Neighborhood Commercial zoning district.

(Continued from Regular Meeting of March 19, 1998)

(Proposed for Continuance to April 9, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Joe, Martin, Antenore

ABSENT: Hills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKER: Nellya Pierce
Re: 1234 - 33rd Avenue
Jake McGoldrich
Re: 1234 - 33rd Avenue
John Vessey
Re: 117 Bartlett
Kevin Hall
Re: Housing vs entertainment district in SOM
Robin Reichert
Re: Housing in entertainment district in SOM
Kevin Murphy
Re: Housing in entertainment district in SOM
Bill Herrmann
Re: Housing in entertainment district in SOM
Dow Tunis
Re: Housing in entertainment district in SOM
Joe Butler
Re: 1271-79 Lombard Street not in compliance with approval CU of
2/12/98 .
Nick Wilson
Re: 117 Barlett
Carlos Alvarez
1271-79 Lombard - response to request for revocation of current CU.

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of Adoption: Draft Minutes from 3/19/98.
ACTION: Approved as drafted
AYES: Chinchilla, Mills, Hills, Theoharis, Joe, Martin, Antenore

HILLS: What are the procedures to establish a special use district in 11th and Harrison area?

ANTENORE: Request staff to report on 1271-79 Lombard Street project.

MILLS: As we look at rezoning, can we establish urban design character?

THEOHARIS: When will joint hearing with DBI be scheduled ? - Director to report back next Thursday.

D. DIRECTOR'S REPORT

6. DIRECTOR'S ANNOUNCEMENTS
NONE

7. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

BOS - NONE

BOP - 3310 Baker Street

- 1271-79 Lombard Street Status - Commission directed this to be on calendar

next week for discussion.

- Board of Appeals upheld, by 3-2 vote on Bldg.. Permit issued by City for Baker Street.
- Department of Building Inspection preparing report concerning unlawful demolition procedures.
- Zoning Administrator will provide written determination concerning Planning Commission permit application approval for 1234-33rd Avenue.
- Commission Hills given info. Re: possible initiation of code amendments that would regulate or prohibit the type of electronic message signs on 212-214 California Street.
- 1234 - 33rd Avenue - will send letter of determination to next door neighbor.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

8. 97.887C (BEATTY)

117 BARLETT STREET, Lot 045 in Assessor's Block 3636, east side between 22nd and 23rd Streets -- Request for Conditional Use authorization under Planning Code Section 209.1 to legalize a fifth dwelling unit in an existing three-story, four-family dwelling in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of March 26, 1998)

Note: On 3/19/98, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +4 -2 with Commissioners Joe and Hills voting no and Commissioner Martin absent.

SPEAKERS: None

ACTION: Disapproved project with modified motion:

Second paragraph of preamble should be corrected to read March 19978

Revised 4th paragraph:

The Commission has heard and considered testimony and written materials and oral testimony presented to it at the public hearing on behalf of the applicant, Department staff, and other interested parties.

Findings:

4. During the hearing before the Commission ~~The Department has received conflicting testimony regarding the date that the unit in question was established. According to documents from the Department of Building Inspections, the unit was established prior to 1960. A previous tenant and a current tenant in the building have testified that the unit existed prior to the purchase of the building by the applicant. However, several tenants of the building have testified that the unit was established within the past two years. No evidence was submitted during the hearing to establish that the unit had existed prior to 1960.~~
6. ~~Although the Commission received some testimony from neighborhood residents that the additional unit would not be detrimental~~ Strong opposition to the unit was received from a number of occupants of the building and from several residents in the neighborhood.
7. ~~The project complies with all applicable provisions of the Planning Code.~~
- 7-b. ~~The Residence Element of the General Plan (Objective 3, Policy 3) encourages legalizing illegal dwelling units, but only when there is no neighborhood~~

opposition.

8. The evidence before Commission established believes that the current owner established the unit in question without the benefit of a Building Permit. ~~In order to avoid setting a precedent of encourage the construction of illegal units, the Commission feels an obligation to deny the Conditional Use Authorization.~~

AYES: Chinchilla, Theoharis, Mills, Antenore

NOES: Hills, Joe

ABSENT: Martin

MOTION No.: 14608

9. 97.645CV (IONIN)

1301 GRANT AVENUE, northwest corner at Vallejo Street; Lot 8 in Assessor's Block 131 - Request for Conditional Use Authorization to allow a tourist hotel in the North Beach NCD (Neighborhood Commercial District), and 40-X Height and Bulk District. (Continued from Regular Meeting of March 26, 1998)

Note: On 3/19/98, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +6 -0 with Commissioner Martin absent.

SPEAKERS: None

ACTION: Without further hearing, continued to 4/9/98 to finalize language

AYES: Chinchilla, Theoharis, Mills, Antenore, Hills, Joe

ABSENT: Martin

F. REGULAR CALENDAR

10. 96.032C (NIXON)

1548 STOCKTON STREET, east side between Union and Green Streets, Lot 23 in Assessor's Block 116; Review of compliance of proposed occupancy of a full service restaurant, authorized previously under Motion No.14082, by Fozio, and consideration of initiation of revocation or modification of Conditions of Approval found in Motion 14082. The property is in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

NOTE: On 3/12/98, following public testimony, the Commission closed public hearing and continued this matter to 4/2/98 to allow staff to confer with the City Attorney's office on the Commission's jurisdiction regarding this matter.

SPEAKERS: None

ACTION: Without hearing, continued to 4/16/98 to conduct further investigation

AYES: Chinchilla, Theoharis, Mills, Joe, Martin, Antenore,

ABSENT: Hills

11. 98.066C (HING)

9 CRYSTAL STREET, west side near De Long Street, Lot 04 in Assessor's Block 7155. Request for authorization of Conditional Use to establish a residential care facility for seven or more persons in an RH-1 (Residential, House, One-Family) District under Section 209.3 (c) of the Planning Code. The proposed facility would provide lodging, board and care for a maximum of 12 adults.

(Continued from Regular Meeting of March 26, 1998)

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Theoharis, Mills, Joe, Martin, Antenore, Martin

MOTION No.: 14609

12. 98.005C

(OMOKARO)

110 BRUSSELS STREET, Lot 001 in Assessor's Block 5927; southwest corner of Silliman and Brussels Streets: Request for Conditional Use Authorization to establish a pre-school/childcare facility providing less than 24-hour care for 25 children per Planning Code Section 209.3(f), in an RH-1 (Residential, House, One-Family) Zoning District with a 40-X Height and Bulk Designation.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Theoharis, Mills, Joe, Martin, Antenore, Martin

MOTION No.: 14610

AT APPROXIMATELY 3:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

13. 97.205D

(LI)

599 - 3RD STREET, east side between Brannan Street and Varney Place, Lot 023 in Assessor's Block 3775 - Request for Discretionary Review of Building Permit Application No. 9721085, proposing to construct 24 live/work units and a parking garage with 24 spaces on a vacant lot in a SLI (Service/Light Industrial) District.
(Continued from Regular Meeting of March 26, 1998)

SPEAKERS: Sue Hestor, John Holden, Steven Vettel, Mr. Chow, Theresa Schiller, Stanley Wong

ACTION: Take DR. Approved. Staff to inform DPW that construction scaffolding should not be blocked

AYES: Chinchilla, Theoharis, Mills, Martin, Martin

NOES: Antenore, Joe

14. 98.978D

(PURVIS)

141 CONNECTICUT STREET, east side between 17th and Mariposa Streets, Lot 011 in Assessor's Block 3984 -- Request for Discretionary Review of Building Permit Application No. 9725917, proposing horizontal and vertical additions to a two-story, one-family dwelling in a RH-3 (House, Three-Family) District.

SPEAKERS: Peter Tully, Sandra Ivanko, Neil Schartz, Derrick Callum

ACTION: No DR. Approved as proposed

AYES: Chinchilla, Theoharis, Mills, Joe, Martin, Antenore,

ABSENT: Hills

Adjournment: 4:11 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR OF THE PLANNING COMMISSION ON APRIL 16, 1998.

ACTION: Approved as drafted

AYES: Chinchilla, Antenore, Hills, Mills, Joe, Martin

ABSENT: Theoharis

980402.min

ADDENDUM

MINUTES OF MEETING AND CALENDAR OF THE SAN FRANCISCO PLANNING COMMISSION REGULAR MEETING

THURSDAY

APRIL 2, 1998

ROOM 428

WAR MEMORIAL BUILDING

401 VAN NESS AVENUE

1:30 P.M.

F. REGULAR CALENDAR

97.646E: 598 HAMPSHIRE STREET:: The proposed project would be to construct one 50-foot high, four-story building that would contain a total of 24 live/work units at 598 Hampshire Street, northwest corner of Hampshire and 18th Streets in the Mission Planning District. The proposed project site is approximately 10,300 square feet in lot area and is currently vacant. There would be a total of 24 ground level parking spaces provided for the proposed project. Vehicular access to the proposed garage entrance would be on 18th Street. The proposed project is located in an M-1 (Light Industrial) Zoning District.

(Proposed for Continuance to May 7, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Joe, Martin, Antenore, Martin

ABSENT: Hills

MINUTES OF SPECIAL MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
~~REGULAR MEETING~~

THURSDAY
APRIL 9, 1998
ROOM 430
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
12:00 P.M.

PRESENT: Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills,
Cynthia Joe, Beverly Mills

ABSENT: Larry Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 12:10 P.M.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

SPEAKERS: Joe Buttler

**Re: Section 311 of Planning Code review by LPAB is no longer
Director's policy
Bill Kostura**

Re: Same as above - Residential design guidelines

B. EXECUTIVE SESSION:

1. Public Employee Performance Evaluation: Pursuant to Government Code Section 54957, the Planning Commission will meet in closed session to review the performance evaluation of Gerald Green, Director of Planning.

At the conclusion of the closed session, and pursuant to Section 67.14(a) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

a) Disclose no information; or

ACTION: No Disclosure

AYES: Chinchilla, Theoharis, Mills, Joe, Hills, Antenore

ABSENT: Martin

b) Disclose information which a majority deems to be in the public interest.

ACTION:

Adjournment: **1:40 P.M.**

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
APRIL 9, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M. 1:30 P.M.

PRESENT: Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills,
Cynthia Joe, Beverly Mills
ABSENT: Larry Martin

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:40
P.M**

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore -
Zoning Administrator, Jason Smith, Lisa Posternak, Hillary Gitelman, Lois Scott,
Susan Snyder, Edy Zwierzycki, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 97.722C (WASHINGTON)
1568 HAIGHT STREET; Lot 017 in Assessor's Block 1231, bounded by Clayton
Street to the west, and Ashbury Street to the east. - Request for a Conditional
Use authorization under Section 719.48 of the Planning Code relating to Other
Entertainment (790.38). To establish live entertainment at an existing
restaurant/bar. This property is located within the Haight Neighborhood
Commercial District.
(Continued from Regular Meeting of February 26, 1997)
(Proposed for Continuance to May 14, 1998)

DOCUMENTS DEPT.

SEP 21 1999

SPEAKERS: None

ACTION: Continued as proposed

SAN FRANCISCO
PUBLIC LIBRARY

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

2. 98.193D (BEATTY)
2455 WASHINGTON, south side between Webster and Fillmore Streets, Lot 026
in Assessor's Block 0612 -- Request for Discretionary Review of Building Permit
Application No. 9800599, proposing to merge five existing dwelling units into two

dwelling units in a RH-2 (House, Two-Family) District.

(Proposed for Continuance to April 16, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

3. 98.127C

(IONIN)

1200 - 9TH AVENUE STREET, southeast corner at Lincoln Way; Lots 35 & 44 in Assessor's Block 1742 - Request for modification of a previously approved Conditional Use Authorization, under Sections 711.11 and 711.21 of the Planning Code for the development of a lot exceeding 10,000 square feet in area and establishment of a retail pet store exceeding 4,000 square feet in size in a NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District, to allow a general convenience retail/pharmacy use rather than the previously approved retail pet store.

(Proposed for Continuance to April 23, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKERS:

John Bardis

Re: 1234 - 33rd Avenue

Bill Kostura

Re: Shriner's Landmark

Asha Schwarlyhey

Re: 1200-9th Avenue - Opposed

ADDENDUM ITEM: 1269, 1271-79 LOMBARD STREET

Bill Kostura, Brian Chase, Francisco Centurion, Carlos

Alvarez, Joe Buttler, John Horves, Frank Morron

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption: Draft Minutes from 3/26/98.

ACTION: Approved as drafted

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

MILLS: Joint hearing with DBI - Keep it to 3-4 areas of discussion and include suggested solutions.

ANTENORE: Emphasize focused discussions/solutions.

CHINCHILLA: There used to be a practice that staff to conduct site visit - we should consider re-establishing this.

D. DIRECTOR'S REPORT

5. DIRECTOR'S ANNOUNCEMENTS

- Bryant, York, 19th and 20th Streets - informational presentation on 4/23.

- BOA informed on live/work policies

- Joint hearing DBI/CPC on 5/28

6. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

BOS: None

BOA: None

- Live/Work in SOM entertainment areas zoning protection.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

7. 97.645CV (IONIN)

1301 GRANT AVENUE, northwest corner at Vallejo Street; Lot 8 in Assessor's Block 131 - Request for Conditional Use Authorization to allow a tourist hotel in the North Beach NCD (Neighborhood Commercial District), and 40-X Height and Bulk District.

(Continued from Regular Meeting of March 26, 1998)

Note: On 3/19/98, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +6 -0 with Commissioner Martin absent.

SPEAKERS: None

ACTION: Disapproved

AYES: Chinchilla Mills, Hills, Joe, Antenore

ABSENT: Martin, Theoharis

MOTION No.: 14611

F. REGULAR CALENDAR

8. 97.368E

(POSTERNAK)

COUNTY JAIL NO. 3 REPLACEMENT PROJECT -- Public Hearing on Draft Environmental Impact Report. The project consists of replacing components of the existing San Francisco County Jail No. 3/7 Complex, on land owned by the City and County of San Francisco in unincorporated San Mateo County, adjoining the City of San Bruno to the east, City of Pacifica to the west, Skyline College to the north, and Crystal Springs Reservoir to the south. The project mainly involves replacing the existing County Jail No. 3 building, which contains men's housing, outdoor exercise yards, kitchen, laundry, medical/dental clinic, and administrative operations, with new Administrative/Services and Housing Buildings on the same site. The project also involves replacing and upgrading other facilities of the County Jail No. 3/7 Complex, including a new Vehicle Storage Area, new parking lots, new and upgraded internal access roads, new electrical service and emergency generator, and water and sanitary sewer infrastructure improvements. The existing County Jail No. 3 building would be demolished after the new buildings are constructed. The project is proposed by the San Francisco Sheriff's Department.

Note: Written comments will be received at the Planning Department until 5:00 p.m. on April 14, 1998.

SPEAKERS: Carolyn Livengood

ACTION: Public Hearing Held. Public hearing closed.

9. 98.034C

(SNYDER)

4109-4111 18TH STREET, southwest corner with Castro Street. Lot 01 in Assessor's Block 2695: Request for modification of existing Conditional Use authorization, Case #96.576C, Motion #14249, to extend hours of entertainment, and to modify conditions requiring the posting of employees and after hours trash pick-up by employees, in an existing non-conforming Full-Service Restaurant and Bar (dba Harvey's) in accordance with Section 303(c) of the Planning Code, in the Castro Street Neighborhood Commercial zoning district. (Continued from Regular Meeting of March 19, 1998)

SPEAKERS: Paul Langley, Kevin Cropp

ACTION: Approved with conditions as modified:

~~3. Any amplification of sound above the maximum determined by the Police Department Noise Abatement officers will required a new Condiitonal Use Authorization.~~

10. The Project Sponsor shall be responsible for cleaning and sweeping the sidewalk along the Castro Street and 18th-Street frontage of the establishment each day to keep the sidewalk free of litter.

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

MOTION No.: 14612

10. 98.100C (SMITH)

704 KEARNY STREET, east side between Washington and Clay Streets; Lot 11 in Assessor's Block 208 - Request for Conditional Use Authorization under Section 810.43 of the Planning Code, to allow a small fast food restaurant of approximately 1,154 square feet in the CCB (Chinatown Community Business) District and a 65-N Height and Bulk District.

SPEAKERS: Brett Gladstone

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

MOTION No.: 14613

11. 98.037C (ZWIERZYCKI)

1990 OCEAN AVENUE, north side between Lakewood Avenue and Fairfield Way, Lot 18 in Assessor's Block 3280 -- Request for Conditional Use authorization under Section 711.83 of the Planning Code to install up to a total of twelve (12) Nextel panel antennas on an existing spire; as well as an equipment shelter on the first-floor roof of an existing one-two- and three-story architecturally significant (AS) church building, as part of a wireless communication network in an NC-2 Neighborhood Commercial, Small-Scale District and a 40-X Height and Bulk District.

SPEAKERS: Cynthia Brown, Janet Macks, Roger Parks, Joanne Mahoney, Joe Wynan

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Theoharis, Mills, Joe

NOES: Antenore, Hills

ABSENT: Martin

MOTION No.: 14614

AT APPROXIMATELY 3:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

12. 97.380D (ARCE)

423 - 35TH AVENUE, west side between 35th and 36th Avenues, Lot 005 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit Application No. 9702211, proposing the demolition of a one-story over-basement single-family dwelling and the construction of a three-story over-garage two-family dwelling in an RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of March 26, 1998)

SPEAKERS: Joyce Tellcroft, Dan Sullivan

ACTION: Continued to 4/16/98

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

13. 98.188D

(NICHOL)

747 LEAVENWORTH, west side between Sutter and Post Streets, Lot 001A in Assessor's Block 0300 -- Request for Discretionary Review of Building Permit Application No. 9802972, proposing to reduce the number of dwelling units (from five to four) within an existing four-story, five-unit building in a RC-4 (Residential-Commercial Combined, High Density) District.

SPEAKERS: Joyce Tellecoft, Dan Sullivan

ACTION: No Discretionary Review

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

Adjournment: 4:15 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON APRIL 23, 1998.

ACTION: Approved as drafted

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Martin, Antenore

980409.min

ADDENDUM

**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY
APRIL 9, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

D. DIRECTOR'S REPORT

97.487D

(GORDON)

1269 LOMBARD STREET, south side between Polk and Larkin Streets, Lot 023 in
Assessor's Block 0501 -- Informational Status Report

**CORRECTION TO THE
ADDENDUM**

**MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 9, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

2:00 P.M.

D. DIRECTOR'S REPORT

97.487D/98.013D

(GORDON)

1269, 1271-79 LOMBARD STREET, south side between Polk and Larkin Streets, Lot 023 in Assessor's Block 0501 -- Informational Status Report

President has requested the Zoning Administrator to do the following:

- **Require suspension of all work/permit**
- **Bring an ____ architect with historic preservation credentials**
- **Bring an ____ architect.**
- **If Zoning Administrator determine this further action is required by CPC, scheduled calendar A.S.A.P.**

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
APRIL 16, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

MAY 20 1998

SAN FRANCISCO
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PRESENT: Hector Chinchilla,, Dennis Antenore, Richard Hills, Cynthia Joe, Larry
Martin, Beverly Mills
ABSENT: Anita Theoharis

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore -
Zoning Administrator, David Lindsay, Jim Nixon, Delvin Washington, Augustine Fallay,
Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 97.227D (WANG)
249 SHIPLEY STREET (AKA 250 CLARA STREET), southeast side between
5th and 6th Streets, Lot 066 in Assessor's Block 3753 - Request for
Discretionary Review of Building Permit Application No. 9708248, proposing to
construct a 3-story, 12-unit live/work building in an RSD (Residential/Service
Mixed Use) District.
(Continued from Regular Meeting of March 19, 1998)
(Proposed for Continuance to May 28, 1998)
SPEAKERS: None
ACTION: Continued as proposed
AYES: Chinchilla, Antenore, Hills, Mills, Joe, Martin
ABSENT: Theoharis

2. 97.227E (GLASNER)
249 SHIPLEY STREET, 12 Live/Work Units: Appeal of Preliminary Negative
Declaration. The proposal is to construct 12 live/work units in one building at
249 Shipley Street (Assessor's 3753, Lot 66), on the south side of the street
between 5th and 6th Streets. The project site is currently used for vehicle
parking and a one-story taxi maintenance building and three service bays on the

southwest corner. The existing 13,625 square-foot lot would be subdivided into two lots, one facing Shipley Street (approximately 5,625 square feet), and the other fronting Clara Street (8,000 square feet). A new 45-foot structure would be built on the new Shipley lot, and would contain three stories including two mezzanine levels. A 12-space parking garage would be located on the first level. The other new lot would continue to be used for parking and vehicle repair. The proposed project is located in an RSD (Residential-Service Mixed Use) Zoning District.

(Continued from Regular Meeting of March 19, 1998)

(Proposed for Continuance to May 28, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Hills, Mills, Joe, Martin

ABSENT: Theoharis

3. 97.152E

(POSTERNAK)

1001-23RD STREET, Appeal of a Preliminary Negative Declaration, southern side of 23rd Street between Indiana and Minnesota Streets, Lot 002 in Assessor's Block 4228 - Appeal of a Preliminary Negative Declaration. Proposed demolition of a one-story unreinforced masonry building at the northeastern corner of the subject lot and construction of three four-story (with mezzanine) buildings with 20 live/work units each on the northern portion of lot. Each building would be 54 feet tall, including architectural features, and include 20 parking spaces in a garage on the ground floor.

(Continued from Regular Meeting of March 26, 1998)

(Proposed for Continuance Indefinitely)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Hills, Mills, Joe, Martin

ABSENT: Theoharis

4. 97.528D

(BAÑALES)

1001-23RD STREET, south side between Indiana and Minnesota Streets, Lot 002 in Assessor's Block 4228 -- Request for Discretionary Review of Building Permit Application Nos. 9715550, and 9715552, proposing to demolish the existing buildings and construct three new buildings with 20 live/work units in each (total of 60 units) in a M-2 (Heavy Industrial) District.

(Continued from Regular Meeting of March 26, 1998)

(Proposed for Continuance May 7, 1998 Indefinitely)

SPEAKERS: None

ACTION: Continued as amended

AYES: Chinchilla, Antenore, Hills, Mills, Joe, Martin

ABSENT: Theoharis

5. 98.069C (FALLAY)
1050 TARAVAL STREET, north side, at the corner of 21st Avenue, Lot 22 in Assessor's Block 2349 -- Request for Conditional Use authorization under Section 711.44 of the Planning Code to convert an existing Cafe shop to a Small Self-Service Restaurant in an NC-2 (Small-Scale Neighborhood Commercial) District.
(Proposed for Continuance to April 23, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Hills, Mills, Joe, Martin

ABSENT: Theoharis

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKERS: Reed Heron
Re: 1548 Stockton
Marsha Garland
Re: 1548 Stockton
John Bardis
Re: 1234 - 33rd Avenue
Patricia Vaughey
Re: 700-705 Haight Street - no place for what is being built.
Andy Katz
Re: 1548 Stockton
Judy West
Re: Live/Work projects in IPZs - create affordable units
Steven Vettel
Re: 1548 Stockton

Bromd
Re: 1548 Stockton
Janice Levy
Re: 1548 Stockton

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption: Draft Minutes from 4/2/98.

ACTION: Approved as drafted

AYES: Chinchilla, Mills, Joe, Antenore, Hills, Martin

ABSENT: Theoharis

Antenore: Request action list to re-initiated

D. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS

- Inclusionary policies in relation to live/work projects - report on 5/7

- Budget negotiations

8. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

BOA: None

BOS: None

-1271 Lombard - work has stopped.

-Ocean Avenue Antena case - NEXTEL has scheduled the requested meeting

9. (PASSMORE)

1305 CASTRO STREET, Hahn's Hibachi Restaurant, Status report concerning odor/smoke mitigation (97.654C, Motion No. 14999).

SPEAKERS: Joel Yodowitz, Harry Fargone, Joann Swanson

ACTION: Calendar for 5/14 for revocation - in event Smog Hog is installed, staff to report to CPC and removed from calendar for revocation.

E. REGULAR CALENDAR

10. 96.032C (NIXON)

1548 STOCKTON STREET, east side between Union and Green Streets, Lot 23 in Assessor's Block 116; Review of compliance of proposed occupancy of a full service restaurant, authorized previously under Motion No.14082, by Fuzio, and consideration of initiation of revocation or modification of Conditions of Approval found in Motion 14082. The property is in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

NOTE: On 3/12/98, following public testimony, the Commission closed public hearing and continued this matter to allow staff to confer with the City Attorney's office on the Commission's jurisdiction regarding this matter.

(Continued from Regular Meeting of April 2, 1998)

SPEAKERS: Harry O'Brien, Robert Borsen

Item should be removed from calendar. Zoning Administrator to report back next week on the possible need for revocation.

11. 98.025C

(LINDSAY)

70 - 82 NATOMA STREET, north side between First and Second Streets, Lots 45A, 46, 53 and 54 in Assessor's Block 3721 -- Request under Planning Code Section 303(e) for authorization to change a condition previously imposed on Conditional Use Authorizations (Motion Nos. 13469 and 14015) to allow for an extension of the time allowed to obtain a site permit for an approximately 48-story building containing up to 509 residential units, up to 509 parking spaces and approximately 10,000 square feet of retail space on a site located within a C-3-O (Downtown Office) District and 500-S and 550-S Height and Bulk Districts.

SPEAKERS: None

ACTION: Intent to approve with modifications:

- Extend expiration date for 3 years

- Require 10% of affordable units on site.

Final Language: 5/7/98

AYES: Antenore, Hills, Mills, Joe, Martin

NOES: Chinchilla

ABSENT: Theoharis

12. 98.025X

(LINDSAY)

70 - 82 NATOMA STREET, north side between First and Second Street, Lots 45A, 46, 53 and 54 in Assessor's Block 3721 -- Request under Planning Code Section 309(j) for authorization to change a condition previously imposed on Determinations of Compliance and Approved Exceptions under Planning Code Section 309 (Motion Nos. 13470 and 14015) to allow for an extension of the time allowed to obtain a site permit for an approximately 48-story building containing up to 509 residential units, up to 509 parking spaces and approximately 10,000 square feet of retail space on a site located within a C-3-O (Downtown Office) District and 500-S and 550-S Height and Bulk Districts.

SPEAKERS: None

ACTION: Approved as modified: extend from 2 to 3 years to allowed time to obtain site permit.

AYES: Antenore, Hills, Mills, Joe, Martin

NOES: Chinchilla

ABSENT: Theoharis
MOTION No.: 14615

AT APPROXIMATELY 3:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

13. 97.380D (ARCE)
423 - 35TH AVENUE, west side between 35th and 36th Avenues, Lot 005 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit Application No. 9702211, proposing the demolition of a one-story over-basement single-family dwelling and the construction of a three-story over-garage two-family dwelling in an RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of April 9, 1998)

SPEAKERS: Dan Sullivan

ACTION: Approved plans submitted 4/9. Sponsor to work with staff on facade

AYES: Chinchilla, Antenore, Hills, Mills, Joe, Martin

ABSENT: Theoharis

14. 98.011D (SMITH)
172 - 6TH STREET, south side between Natoma and Howard Streets, Lot 010 in Assessor's Block - Request for Discretionary Review of Building Permit Application No. 9717784, proposing to reduce the legal number of dwelling units from 85 to 65 and retain the original 10 guest rooms in a RSD (Residential/Service Mixed Use District).
(Continued from Regular Meeting of February 5, 1998)

DISCRETIONARY REVIEW WITHDRAWN

15. 97.713D/DD (LIGHT)
148 THIRD AVENUE, east side between Lake and California Street, Lot 28 in Assessor's Block 1362 - Request for Discretionary Review on Building Permit No. 9711349 and 9711350 for demolition of a 2- story single family dwelling and construction of a 3-story, 2-unit residential building.
(Continued from the Regular Meeting of March 12, 1998)

SPEAKERS: None

ACTION: Without hearing, Continued to 5/14/98

AYES: Chinchilla, Antenore, Hills, Mills, Joe, Martin

ABSENT: Theoharis

16. 98.193D (BEATTY)
2455 WASHINGTON, south side between Webster and Fillmore Streets, Lot 026 in Assessor's Block 0612 -- Request for Discretionary Review of Building Permit Application No. 9800599, proposing to merge five existing dwelling units

into two dwelling units in a RH-2 (House, Two-Family) District.

(Continued from Regular Meeting of April 9, 1998)

SPEAKERS: None

ACTION: Without hearing, continued to 4/23/98

AYES: Chinchilla, Antenore, Hills, Mills, Joe, Martin

ABSENT: Theoharis

17. 98.183D (ALVIN)
727-729 DEHARO STREET, east side between 19th and 20th Streets, Lot 026 in Assessor's Block 4071 -- Request for Discretionary Review of Building Permit Application No. 9725437, proposing to construct a three-story, two-family dwelling including two off-street parking spaces on a vacant lot in a RH-2 (House, Two-Family) District.

SPEAKERS: Chris Cole, Mary O'Shea Wagner, Paul Menghetti, Susan Moses, Jules Haywood, David Glober, Ron, Andrew Junius

ACTION: Take DR. Disapproved

AYES: Chinchilla, Antenore, Hills, Mills, Joe, Martin

ABSENT: Theoharis

18. 98.184D (FALLAY)
4444-24TH STREET, north side between Hoffman and Grand View Avenues, Lot 012 in Assessor's Block 2828 -- Request for Discretionary Review of Building Permit Application No. 9714306, proposing to construct a single-story vertical addition to the existing two-story, single-family dwelling in a RH-2 (House, Two-Family) District.

SPEAKERS: Cyris Frank, Will Seagel, Will King, Steve Dye, Steve Roseman, Joan Jew, Mary Davies Cohen

ACTION: Take Discretionary Review. Approved proposal with front setback, modify railings to be less visible, eliminate rear 7 ft. overhang, sponsor will continue to work with staff on the refine of approved modifications.

AYES: Chinchilla, Antenore, Hills, Mills, Joe, Martin

ABSENT: Theoharis

Adjournment: 5:30 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, MAY 7, 1998.

ACTION: Approved as drafted

AYES: Chinchilla, Hills, Joe, Antenore, Theoharis

ABSENT: Martin, Mills

980416.min

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
APRIL 23, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

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PRESENT: Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:43 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Susana Montaña, Larry Badiner, Hillary Gitelman, Andrea Green, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 97.214C (OMOKARO)
1 TAPIA DRIVE, north west corner of 19th and Holloway Avenues; Lot 005, Assessor's Block 7299 -- Request for conditional use authorization under Section 234.2(a) of the Planning Code to install a total of 3 antennas on the penthouse and one base transceiver station located inside the penthouse as part of wireless communication network in a P (Public Use) District, in the Lakeshore Neighborhood and 40-X Height and Bulk Districts. (Continued from Regular Meeting January 22, 1997)
(Proposed for Continuance to July 23, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Martin, Antenore

2. 97.771D (MILLER)
370 DE HARO STREET, Discretionary Review on Building Permit No. 9717324 proposing the conversion of a proposed building approved as 20 commercial loft spaces to 20 live/work spaces as well as the conversion of one additional commercial loft (currently under construction) to a live/work unit on the property located at 370 De Haro Street, northwest corner at 17th Street, in an M-2 (Heavy Industrial) District and a 50-X Height and Bulk District.
(Continued from Regular Meeting of April 2, 1998)
(Proposed for Continuance to May 14, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Martin, Antenore

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKERS: Patricia Vaughey

Re: - Union Street project - nothing to be turn down
- 2601 Lombard Street - no answer from Bob Passmore
sponsor not following CU approval
- Divisadero Corridor - Alan Jacobs had a long range plan -
wants Department to review and follow it.

John Bardis

Re: 1234 - 33rd Avenue

Maureen Crowe

Re: Wants to stop over the counter approval of project on Hodges
Alley/Montgomery Street

Sue Hestor

Re: - Withdrawn request for continuance of 299-2nd Street
- Advance calendar is public document

Judy West

Re: Live/work units revert to dwelling without oversight of all
elements by those affected/intended users, and city offices

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of Adoption: Draft Minutes from 4/9/98.

ACTION: Approved as drafted

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Martin, Antenore

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

- Acknowledge take your daughter to work day
- Thank CPC and public for attending and participating in Friend of Planning Dinner
- Informational report on York, 19th, 20th, and Bryant Streets - no plans submitted yet,

will come back when they have been submitted
Mills: Might be in a possible future "Sons to Work" day

5. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

BOS - None

BOA - None

Hanh's Hibachi

1269, 1271-79 Lombard Street status

E. REGULAR CALENDAR

6. 97.689XCE

(BADINER)

299 SECOND STREET, east side between Folsom Street and Clementina Street, Lots 27, 29 and 35 in Assessor's Block 3736., within a C-3-O(SD) (Downtown Office, Special Development) District and a 200-S Height and Bulk District -- (1) Consideration of Approval of Section 309 Determinations and Request for Exceptions, including but not limited to a building bulk exception, tour bus loading and a pedestrian level wind speed standard exception and (2) Consideration of Approval of a Conditional Use Application for an approximately 415 room hotel with ancillary retail uses and parking exceeding accessory amounts. The proposed project is construction of an approximately 275,000 gross square foot, 17-story over basement level, approximately 165-foot tall hotel with approximately 120 parking spaces.

Pursuant to Planning Code Section 314, the project would result in the net addition of 239,550 square feet of hotel uses, requiring a payment of \$239,550 to the Citywide Affordable Childcare Fund.

SPEAKERS: Jim Ruben, Piero Patri, Tom Harry, Chris VerPlanck, Victor Gonzalez, Genelle Osendorf, Kin Jackson, Sue Hestor, Stan Smith, Peggy Toppin, Ron Kaufman

ACTION: Approved as amended:

CU Motion No.14616:

15. Upon commencement of construction for the hotel building authorized by this motion, the office project authorized by Motion Nos. 11155, 11156, and 13096A shall be deemed null and void.

Exhibit A Conditions

2. The City is developing a First Source Hiring Program under the direction of the Department of Human Services. The Project Sponsor shall participate in said referral program as administered by the First Source Hiring Administration.
3. The Project Sponsor agrees that the hotel operations will be subject

to the City card check legislation set forth in Article VII of Chapter 2 of the San Francisco Administrative Code in the same manner as if the City had a proprietary interest in the Project.

309 Motion No. 14617

2. CONDITIONS TO BE MET PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT OR FINAL ADDENDUM TO THE BUILDING PERMIT

A. Design

- (2) Final architectural and decorative detailing, materials, glazing, color and texture of exterior finishes shall be submitted for review by, and shall be satisfactory to the Director of the Department. Particular attention shall be paid to the final detailing of the eastern facade, with inclusion of the rooftop trellis/cornice element and consideration of inclusion of windows in the facade. The Project Architect shall submit dimensional design drawings for buildings details with specifications and samples of materials to insure a high design quality is maintained.

2. CONDITIONS TO BE MET PRIOR TO THE ISSUANCE OF TEMPORARY OR PERMANENT CERTIFICATE OF OCCUPANCY

- E. All bus loading and staging shall be confined to Clementina Street. In no event shall any bus loading and/or staging take place on Second and Folsom Streets.

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Martin, Antenore

MOTION Nos: 14616, 14617

7. 98.156C (HING)
790 LOMBARD STREET, northeast corner at Taylor Street, Lot 15A in Assessor's Block 065 - Request for authorization of Conditional Use to modify conditions of approval for a previous authorization (August, 1995 Motion No.13936) to establish a Small Self-Service Restaurant in the North Beach Neighborhood Commercial District. The proposal would add a kitchen with heating devices and cooking equipment.

SPEAKERS: None

ACTION: Approved with conditions

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Martin, Antenore

MOTION No.: 14618

8. 98.069C (FALLAY)
1050 TARAVAL STREET, north side, at the corner of 21st Avenue, Lot 22 in Assessor's Block 2349 -- Request for Conditional Use authorization under Section 711.44 of the Planning Code to convert an existing Cafe shop to a Small Self-Service Restaurant in an NC-2 (Small-Scale Neighborhood Commercial) District.
(Continued from Regular Meeting of April 16, 1998)

CONDITIONAL USE WITHDRAWN

AT APPROXIMATELY 3:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

9. 97.539D (GORDON)
1578-1588 INDIANA STREET, west side between Cesar Chavez (Army Street) and 26th Streets, Lots 020 and 021 (formerly Lot 016) in Assessor's Block 4318 -- Request for Discretionary Review of Building Permit Application Nos. 9712479 and 9712480, proposing to construct two 12-unit live/work buildings on two vacant sites adjacent to each other in a M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of March 19, 1998)

SPEAKERS: None

ACTION: Without hearing, continued to 7/23/98

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Martin, Antenore

10. 98.193D (BEATTY)
2455 WASHINGTON, south side between Webster and Fillmore Streets, Lot 026 in Assessor's Block 0612 -- Request for Discretionary Review of Building Permit Application No. 9800599, proposing to merge five existing dwelling units into two dwelling units in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of April 16, 1998)

SPEAKERS: None

ACTION: Without hearing, continued to 5/7/98

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Martin, Antenore

11. 98.208D (BAÑALES)
723 TEHAMA STREET, south side between 8th and 9th Streets, Lot 067 in Assessor's Block 3729 - Request for Discretionary Review of Building Permit No. 9801230, proposing to convert a legally commercial building into four live/work units. The project proposes a single-story vertical addition in a SLR (Service/Light Industrial/Residential Mixed Use) District.

DISCRETIONARY REVIEW WITHDRAWN

12. 98.200D/DD (SMITH)
1350 UNION STREET, north side between Larkin and Post Streets, Lot 012 in Assessor's Block 0525 -- Request for Discretionary Review of Building Permit Application Nos. 9724440 and 9724441S, proposing to demolish the existing building and construct a new two-family dwelling in a RH-2 (House, Two-Family) District.

DISCRETIONARY REVIEW WITHDRAWN

13. 98.071D (ZWIERZYCKI)
1739 - 37TH AVENUE, west side between Moraga and Noriega Streets, Lot 010 in Assessor's Block 2012 -- Request for Discretionary Review of Building Permit Application No. 9722926, proposing to construct a two-story addition at the rear of

an existing residence in a RH-1 (House, One-Family) District.

SPEAKERS: Michael Hanowsky, Keith Kop, Grace Kop,

ACTION: Take DR and modify staff recommendations

AYES: Chinchilla, Theoharis, Mills, Joe, Martin, Antenore

NOES: Hills

Adjournment: **3:40 P.M.**

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING
OF THE PLANNING COMMISSION ON MAY 7, 1998**

ACTION: Approved as drafted

AYES: Chinchilla, Hills, Joe, Antenore, Theoharis

ABSENT: Martin, Mills

980423.min

ADDENDUM
NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 23, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

A. ITEMS TO BE CONTINUED

98.127C

(IONIN)

1200 - 9TH AVENUE STREET, southeast corner at Lincoln Way; Lots 35 & 44 in Assessor's Block 1742 - Request for modification of a previously approved Conditional Use Authorization, under Sections 711.11 and 711.21 of the Planning Code for the development of a lot exceeding 10,000 square feet in area and establishment of a retail pet store exceeding 4,000 square feet in size in a NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District, to allow a general convenience retail/pharmacy use rather than the previously approved retail pet store.

(Proposed for Continuance Indefinitely)



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION

FAX: 558-6409

ADMINISTRATION

FAX: 558-6426

CURRENT PLANNING ZONING

FAX: 558-6409

LONG RANGE PLANNING

FAX: 558-6426

NOTICE OF CANCELLATION

PLANNING COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
REGULAR MEETING
THURSDAY,
APRIL 30, 1998

DOCUMENTS DEPT.

APR 28 1998

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NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for Thursday, April 30, 1998 had been canceled. The next Regular Meeting of the Planning Commission will be held on Thursday, May 7, 1998.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	HECTOR J. CHINCHILLA
VICE-PRESIDENT	ANITA THEOHARIS
COMMISSIONER	DENNIS A. ANTENORE
COMMISSIONER	RICHARD HILLS
COMMISSIONER	CYNTHIA JOE
COMMISSIONER	LAWRENCE B. MARTIN
COMMISSIONER	BEVERLY J. MILLS
GERALD GREEN, DIRECTOR OF PLANNING	
ROBERT PASSMORE, ZONING ADMINISTRATOR	
LINDA AVERY, COMMISSION SECRETARY	

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
MAY 7, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

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PRESENT: Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills,
Cynthia Joe

ABSENT: Larry Martin, Beverly Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:45 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore -
Zoning Administrator, Hillary Gitelman, Steven Shotland, David Lindsay, Linda
Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 97.646E (PARKER)

598 HAMPSHIRE STREET: Appeal of a Preliminary Negative Declaration.

The proposed project would be to construct one 50-foot high, four-story building that would contain a total of 24 live/work units at 598 Hampshire Street, northwest corner of Hampshire and 18th Streets in the Mission Planning District. The proposed project site is approximately 10,300 square feet in lot area and is currently vacant. There would be a total of 24 ground level parking spaces provided for the proposed project. Vehicular access to the proposed garage entrance would be on 18th Street. The proposed project is located in an M-1 (Light Industrial) Zoning District.

(Proposed for Continuance to May 21, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Hills, Antenore, Joe, Theoharis

ABSENT: Martin, Mills

2. 97.528E (POSTERNAK)

1001-23RD STREET, Appeal of a Preliminary Negative Declaration, southern

side of 23rd Street between Indiana and Minnesota Streets, Lot 002 in Assessor's Block 4228 - Appeal of a revised Preliminary Negative Declaration. Proposed demolition of a one-story unreinforced masonry building at the northeastern corner of the subject lot and construction of three four-story (with mezzanine) buildings with 20 live/work units each on the northern portion of lot. Each building would be 54 feet tall, including architectural features, and include 20 parking spaces in a garage on the ground floor.

(Proposed for Continuance to May 21, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Hills, Antenore, Joe, Theoharis

ABSENT: Martin, Mills

3. 97.528D

(BAÑALES)

1001-23RD STREET, south side between Indiana and Minnesota Streets, Lot 002 in Assessor's Block 4228 -- Request for Discretionary Review of Building Permit Application Nos. 9715550, and 9715552, proposing to demolish the existing buildings and construct three new buildings with 20 live/work units in each (total of 60 units) in a M-2 (Heavy Industrial) District.

(Continued from Regular Meeting of April 16, 1998)

(Proposed for Continuance to May 21, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Hills, Antenore, Joe, Theoharis

ABSENT: Martin, Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKERS: Patricia Vaughey**Re: - 500 Divisadero files - no drawings****- Organization between Height & Sacramento(Divisadero Corridor)****- Saturation of liquor license and restaurant.****Danita Culp****Re: - Burger King at Divisadero and Fell****- Public required to be kept informed****John Bardis****Re: 1234 - 33rd Avenue****Norman Rolph****Re: Mail out agendas at no cost to requestor****C. COMMISSIONERS' QUESTIONS AND MATTERS****Chinchilla: - Coordination of Planning Code with Building Code. (already done with SRO section)****- Calendar status report on Notice of Special Restrictions****- Calendar inclusionary housing live/work projects****Antenore: - After review of Bardis letter support request of update of by Zoning Administrator letter of 12/30/97.****4. Consideration of Adoption: Draft Minutes from 4/16/98 and 4/23/98.****ACTION: Approved as drafted****AYES: Chinchilla, Hills, Antenore, Joe, Theoharis****ABSENT: Martin, Mills****D. DIRECTOR'S REPORT****5. DIRECTOR'S ANNOUNCEMENTS****- Recognize Jack Kient and his influence on planning in San Francisco and request that meeting be adjourned in his honor****6. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS****- Lombard Street status report****- Hans Habatti status report****- Project on Montgomery Street****BOS: Department's fee legislation****BOA: - 1100 Howard****- 1234 - 33rd Avenue****E. REGULAR CALENDAR**

7. 96.281E (KALAHAR)

SAN FRANCISCO MUNICIPAL RAILWAY THIRD STREET LIGHT RAIL --**Public Hearing on Draft Environmental Impact Statement/Environmental Impact Report.**

The San Francisco Public Transportation Commission/Municipal Railway (Muni), in cooperation with the Federal Transit Administration (FTA), proposes to construct a new light rail transit (LRT) line into the southeastern quadrant of the City. The EIR/EIS analyzes the potential environmental impacts (physical changes to the environment) of three alternative projects: the No Project alternative, the No Build/Transportation System Management (TSM) alternative and the Light Rail alternative. The No Project alternative would perpetuate existing conditions in the Third Street Corridor; the No Build/TSM alternative would meet increased transit demand via expanded bus service; and the Light Rail alternative would extend Muni light rail service in two phases. The Initial Operating Segment (IOS) would extend light rail from King Street to the Bayshore Caltrain Station via Third, Fourth and Bayshore Boulevard. A later Central Subway phase would extend service northward to Chinatown via Third/Fourth, Geary and Stockton. In addition, a new light rail maintenance and storage facility would be constructed on one of two alternative sites.

Note: Written comments will be received at the Planning Department until 5:00 p.m., on May 19, 1998.

SPEAKERS: Emilio Cruz, Pauline Perle, Paul Gloss, Sophie Maxwell, Ena Aguirre

ACTION: Meeting held. Public hearing closed.

8. 98.174R (SHOTLAND)

General Plan Referral on proposed acquisition of property located at the southwest east corner of Chestnut and Leavenworth Streets, AB 067, lots 14, 14a for public open space use, through a bequest of the property to the Recreation and Park Department.

SPEAKERS: Richard Juster, Joe Buttler, Harvey Freed, Gerry Crowley, Claire McGee, Ron Miguel, Lucrethia Rauh, Ann Tonkin, Arthur R. Albrecht, Howard Wong, Jonee Levy, Penelope Clark, Howard Wexler, Debbie Cook, David Shapiro, Tim Corrington, Norman Rolfe, Deborah Levine

ACTION: Approved

AYES: Chinchilla, Hills, Antenore, Joe, Theoharis

ABSENT: Martin, Mills

RESOLUTION No.: 14622

9. 98.139C (MILLER)

1383-87 VALENCIA STREET, northeast corner at 25th Street, with frontage on

Orange Alley, Lots 16, 17, 18 and 19 in Assessor's Block 6515 -- Request for authorization of a **CONDITIONAL USE** to establish a private **ELEMENTARY SCHOOL** (above the ground floor) in the Valencia Street Neighborhood Commercial District and a 50-X Height and Bulk District.

CALLED PRIOR TO #8

SPEAKERS: None

ACTION: Approved as readed into the record by Jim Miller

AYES: Chinchilla, Hills, Antenore, Joe, Theoharis

ABSENT: Martin, Mills

MOTION No.: 14620

10. 98.086C (MILLER)

3006-26TH STREET, northwest corner at Florida Street, Lot 17 in Assessor's Block 4272 -- Request for authorization of a **CONDITIONAL USE** for **EXPANSION** of a **RESIDENTIAL CARE FACILITY** from 16 to 26 residents in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

SPEAKERS: None

ACTION: Without hearing, continued indefinitely

AYES: Chinchilla, Hills, Joe, Theoharis

ABSENT: Martin, Mills, Antenore

11. 98.152C (BEATTY)

366 COLUMBUS AVENUE, northeast side between Vallejo Street and Broadway; Lot 1 in Assessor's Block 146: -- Request for Conditional Use authorization under Section 722.27 of the Planning Code to extend the hours of operation for an existing small self-service restaurant in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District

CALLED BEFORE #9

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Hills, Joe, Antenore, Theoharis

ABSENT: Martin, Mills

MOTION No.: 14621

12. 97.629C (FALLAY)

300 GOUGH STREET, a through lot fronting on Gough Street on the west side, on Linden Street to the north, and Fell Street to the south: Lot 008 in Assessor's Block 816 -- Request for Conditional Use authorization to develop a site in excess of 10,000 square feet and a use size in excess of 3,000 square feet by constructing a four-story over a sub-level garage, mixed commercial and residential building within Hayes-Gough Neighborhood Commercial District and 50-X Height and Bulk District.

(Continued from Regular Meeting of March 26, 1998)

NOTE: On 3/26/98 following testimony, the Commission closed public hearing and continued this matter to 5/7/98 by a vote of +5 -0.

Commissioners Joe and Martin absent.

SPEAKERS: None

ACTION: Without hearing, continued to 5/14/98

AYES: Chinchilla, Hills, Joe, Antenore, Theoharis

ABSENT: Martin, Mills

AT APPROXIMATELY 3:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

12. 98.193D (BEATTY)

2455 WASHINGTON, south side between Webster and Fillmore Streets, Lot 026 in Assessor's Block 0612 -- Request for Discretionary Review of Building Permit Application No. 9800599, proposing to merge six existing dwelling units into two dwelling units in a RH-2 (House, Two-Family) District.

(Continued from Regular Meeting of April 23 1998)

SPEAKERS: None

ACTION: Without hearing, continued to 5/21/98

AYES: Chinchilla, Hills, Joe, Antenore, Theoharis

ABSENT: Martin, Mills

13. 98.206D (BEATTY)

27021 LARKIN STREET, west side between Francisco and Chestnut Streets, Lot 005 in Assessor's Block 0477 -- Request for Discretionary Review of Building Permit Application No. 9801748, proposing to merge ~~14~~ 13 units into ~~12-11~~ units in a RM-3 (Mixed, Medium Density) District

SPEAKERS: None

ACTION: Without hearing, continued to 6/11/98

AYES: Chinchilla, Hills, Joe, Antenore, Theoharis

ABSENT: Martin, Mills

14. 98.208D (BAÑALES)

723 TEHAMA STREET, south side between 8th and 9th Streets, Lot 067 in Assessor's Block 3729 - Request for Discretionary Review of Building Permit No. 9801230, proposing to convert a legally commercial building into four live/work units. The project proposes a single-story vertical addition in a SLR (Service/Light Industrial/Residential Mixed Use) District.

SPEAKERS: Sue Hestor, Brad Paul, Deborah Walker, Mark Bellshire, Bob Davis, Brett Gladstone

ACTION: Take Discretionary Review and disapprove

AYES: Chinchilla, Joe, Antenore, Theoharis

NOES: Hills

ABSENT: Martin, Mills

15. 97.859D (OMOKARO)

641-643 CONNECTICUT, east side between 20th and 22nd Streets, Lot 052 in Assessor's Block 4100 -- Request for Discretionary Review of Building Permit Application No. 9718051, proposing to add a third story to the front of an existing two-story, over-garage structure in a RH-2 (House, Two-Family) District.

SPEAKERS: Donald Kramers, Daniel Meyers, Mike McCanny, Dan Sullivan

ACTION: Take D.R. Approve but require staff to work with sponsor on front and side facade.

AYES: Chinchilla, Hills, Joe, Antenore, Theoharis

ABSENT: Martin, Mills

16. 98.212D (KEYLON)

152 PALM AVENUE, east side between Euclid Avenue and Geary Boulevard, Lot 038 in Assessor's Block 1062 -- Request for Discretionary Review of Building Permit Application No. 9725270, proposing to construct a two-story addition at the rear of a two-story, single-family dwelling in a RM-1 (Mixed, Low Density) District.

D.R. WITHDRAWN

17. 98.214D (BANALES)

1128 TENNESSEE STREET, west side between 22nd and 23rd Streets, Lots 006 and 007 in Assessor's Block 4171 -- Request for Discretionary Review of Building Permit Application Nos. 9724252S and 9724253S, proposing new construction of two three-family dwellings for a total of six dwelling units in a RH-3 (House, Three-Family) District.

SPEAKERS: None

ACTION: Without hearing, continued to 5/14/98

AYES: Chinchilla, Hills, Joe, Antenore, Theoharis

ABSENT: Martin, Mills

Adjournment: 6:06 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF MAY 21, 1998.

ACTION: Approved as corrected

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

ADDENDUM
NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 7, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

**CONSIDERATION OF FINDINGS AND FINAL LANGUAGE - - PUBLIC HEARING
CLOSED**

98.025C

(LINDSAY)

70 - 82 NATOMA STREET, north side between First and Second Streets, Lots 45A, 46, 53 and 54 in Assessor's Block 3721 -- Request under Planning Code Section 303(e) for authorization to change a condition previously imposed on Conditional Use Authorizations (Motion Nos. 13469 and 14015) to allow for an extension of the time allowed to obtain a site permit for an approximately 48-story building containing up to 509 residential units, up to 509 parking spaces and approximately 10,000 square feet of retail space on a site located within a C-3-O (Downtown Office) District and 500-S and 550-S Height and Bulk Districts.

NOTE: On 4/16/998, following testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions as modified (Extend expiration date for 3 years and require 10% affordable units on site) by a vote of +5 -2~~1~~. Commissioner Chinchilla voted no. Commissioner Theoharis was absent.

SPEAKERS: None

ACTION: Approved with conditions as proposed and drafted

AYES: Chinchilla, Hills, Joe, Antenore

EXCUSED: Theoharis

ABSENT: Martin, Mills

NOTICE OF SPECIAL JOINT HEARING
CITY PLANNING COMMISSION
AND

REDEVELOPMENT AGENCY COMMISSION

TUESDAY, MAY 12, 1998
BOARD OF SUPERVISORS CHAMBERS
ROOM 404, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
4:00 P.M.

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Roll Call:

Planning Commission
Redevelopment Agency Commission

A. SPECIAL CALENDAR

96.771E

(DEUTSCH)

MISSION BAY REDEVELOPMENT PLANS, Public Hearing on Draft Subsequent Environmental Impact Report (SEIR). The project is the proposed adoption of two Redevelopment Plans and establishment of two Redevelopment Areas (Mission Bay North and Mission Bay South) and associated documents and actions to develop an urban mixed-use community consisting of residential, commercial, light industrial, educational (a major new University of California San Francisco site), and open space uses, with supporting infrastructure (including new streets and sewers), community facilities, and other public improvements. The proposed project would be located on approximately 303 acres located generally south of Townsend Street, east of Seventh Street and I-280 freeway, and north of Mariposa Street. The overall development plan calls for about 6,090 housing units; about 1.5 million sq. ft. of retail space; a major new University of California San Francisco (UCSF) site on about 43 acres north of 16th Street, to include up to 2,650,000 sq. ft. of instructional, research, administrative and support space; about 5,557,000 sq. ft. of research and development/light manufacturing/office space surrounding the UCSF site; a 500 room hotel between Third and Fourth Streets south of China Basin Channel; a police and fire station; a public school site; and about 47 acres of public parks.

The purpose of this hearing is to take public comment on the adequacy of the Draft SEIR which was published on April 11, 1998.

Note: Written comments will be accepted at the Planning Department until 5:00 p.m. on May 26, 1998.

Copies of the Draft SEIR are available at the S. F. Planning Department, 1660 Mission Street, first floor Planning Information Counter, and the San Francisco Redevelopment Agency, 770 Golden Gate Avenue, 3rd floor reception, both open weekdays from 8 a.m. to 5 p.m. Copies are available for review at the San Francisco Main Library (Civic Center) and Potrero branch libraries. The SEIR has been prepared as a "stand alone" document sufficient to provide a clear understanding of the project and its potential impacts without the need for frequent reference to the previous 1990 Mission Bay EIR, which was prepared for a different proposal. The 1990 Mission Bay EIR is available for review at the Planning Department, 5th floor reception, and at the San Francisco Main Library.

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

Adjournment:

ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at 415 558-6408 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: *Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.*

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
MAY 14, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

PRESENT: Hector Chinchilla, Anita Theoharis, Dennis Antenore, Richard Hills, Larry Martin

ABSENT: Beverly Mills, Cynthia Joe

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:38 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Jim Miller, Corey Alvin, Lou Andrade, Larry Badiner, Michael Li, David Lindsay, Hillary Gitelman, Carol Roos, Neil Hart, Inge Horton, Elizabeth Gordon, Augustine Fallay

A. ITEMS TO BE CONTINUED

1. 98.227ETZ (ROSETTER)
HISTORIC SIGN DISTRICT - - Consideration of a proposal to add two new sections to the Planning Code (Zoning Ordinance), creating the concept of an historic sign and historic sign district which would allow signs deemed historic but not general advertising to be restored, updated and maintained by authorization of the Planning Commission as a conditional use in historic sign districts; to amend Sections 260(b), 262, 604, and 607 of the Planning Code to exempt historic signs from the height limit; and to map the Hamm's Building Historic Sign District as an amendment to the zoning map in a portion of the block bounded by Bryant Street, Fifteenth Street, Florida Street and the extension of Alameda Street.

(Proposed for Continuance to June 11, 1998)

DOCUMENTS DEPT.

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Martin

ABSENT: Mills, Joe

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(PAEZ)

2. 98.103C
2555 SEVENTEENTH AVENUE, the southern portion of Assessor's Block 2418 Lots 4, 4A, 4B, 4C and 4D, bound by 17th Avenue (east), 18th Avenue (west) and Vicente Street

(south): Request for authorization of a Conditional Use and treatment of the site as a Planned Unit Development (PUD), to allow expansion of an existing institutional use, Saint Cecelia's Church and Elementary School, by construction of a multi-purpose building which would include a gymnasium/auditorium, recreation and meeting rooms, in an RH-1 (Residential, House, One-Family) District and within a 40-X Height and Bulk District.

(Proposed for Continuance to May 21, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Martin

ABSENT: Mills, Joe

3. 98.226D

(WASHINGTON)

571 JERSEY STREET, south side between Diamond and Douglass Streets, Lot 033 in Assessor's Block 6540 -- Request for Discretionary Review of Building Permit Application No. 9722606, proposing to construct a third-level bedroom suite and roof deck to an existing two-story, single-family residence in a RH-2 (House, Two-Family) District.

(Proposed for Continuance to June 4, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Martin

ABSENT: Mills, Joe

4. 97.713D/DD

(LIGHT)

148 THIRD AVENUE, east side between Lake and California Street, Lot 28 in Assessor's Block 1362 - Request for Discretionary Review on Building Permit No. 9711349 and 9711350 for demolition of a 2- story single family dwelling and construction of a 3-story, 2-unit residential building.

(Continued from the Regular Meeting of April 16, 1998)

(Proposed for Continuance to May 21, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Martin

ABSENT: Mills, Joe

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKERS: None

C. COMMISSIONERS' QUESTIONS AND MATTERS

None

D. DIRECTOR'S REPORT

5. (ANDRADE)
345 STOCKTON STREET - LEVI'S FLAGSHIP STORE Lot 16 in Assessor's Block 296, a Category V (non-contributing) building in the C-3-R (Downtown Retail) District and the Kearny-Market-Mason-Sutter Conservation District. - Informational Only. Action by the Commission is not required.

ACTION: Meeting held. No action required.

6. DIRECTOR'S ANNOUNCEMENTS

Property bounded by York, 19th, Bryant and 20th Streets - informational status report.

7. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

- BOA:**
- 1) 524-28th Avenue: unrulred DBI unlawful demolition determination - project plans will require revision to comply with Planning Code.
 - 2) 2325 Pine Street: overruled Zoning Administrator determination that a bakery is a self-service restaurant as provided under Planning Code Sec. 790.90
 - 3) Moscone Center: concurred with an approval of proposed expansion 1025-17th Street/1045 Mission Street: concurred with commission findings. Zoning Administrator accepted project sponsor offer of \$20,000 to nearby art school.
 - 4) 115 Telegraph Hill Blvd.:
The building permit for principal building authorized under a Conditional Use approved by the Department. A reduction of the number of units, minor exterior changes and filing and permit approval dates have been found in conformity with CU conditions. Concerns over these issues was expressed to Commission several months ago under public comments; a letter noting the project approval was sent to the Telegraph Hill residents that commented.

E. REGULAR CALENDAR

8. (GHOSH)
INGE HORTON, Resolution honoring Inge Horton upon her retirement from the Planning

Department and commending her for her contributions to the Department and the City and County of San Francisco.

SPEAKERS: None

ACTION: Approved

AYES: Chinchilla, Theoharis, Antenore, Hills, Martin

ABSENT: Mills, Joe

MOTION No.: 14623

9. 98.120ET

(ROSETTER)

REQUIRED ARTWORK AMENDMENT - - Consideration of a proposal to amend Section 149 of the Planning Code (Zoning Ordinance) to expand the options where artwork required for buildings in the C-3 Districts can be provided. Currently, Planning Code Section 149 requires that 1% of the construction cost to build or expand a building in the C-3 District to more than 25,000 square feet be expended on artwork that must be installed and maintained in one of the following locations: (i) in areas on the site of the building or addition and clearly visible from the public sidewalk or the building's open-space feature required by the Code or (ii) on the site of the building's open-space feature required by the Code, or (iii) upon the approval of any relevant public agency, on adjacent public property, or (iv) in a publicly accessible lobby area of a hotel. The proposed amendment would add, for a period of three years, a fifth option for artwork placement; that of placement in, upon or part of publicly-visible ornamental features of architecturally significant buildings that are located in the C-3 District or in "P" Districts adjacent to the C-3 District..

SPEAKERS: John Twitchell, Robert McCarthy

ACTION: Approved

AYES: Chinchilla, Theoharis, Antenore, Hills, Martin

ABSENT: Mills, Joe

MOTION No.: 14619

10. 98.084K

(LI

150 CALIFORNIA STREET, northeast corner at Front Street; Lot 19 in Assessor's Block 236 - Request for determination of shadow impact significance of the proposed 23-story office building. The project includes an addendum to the environmental impact report and a Section 309 review.

SPEAKERS: Jim Ruben, Steven Worthington, Stan Smith, Patricia Green

ACTION: Approved

AYES: Chinchilla, Theoharis, Antenore, Hills, Martin

ABSENT: Mills, Joe

11. 98.084X

(LINDSAY

150 CALIFORNIA STREET, northeast corner of California and Front Streets, Lot 19 in Assessor's Block 236 -- Request for Determinations of Compliance and Exception from separation of towers requirements under Section 309 of the Planning Code to allow certain design modifications to the office and retail project which was previously approved by the Planning Commission in Motion Nos. 11827, 11828 and 14095. The modified project involves the construction of a 23-story building containing 205,896

square feet of office space, up to 6,500 square feet of retail space, 9,029 square feet of basement parking and 4,150 square feet of rooftop open space on a site within a C-3-O (Downtown Office) District and 75-X and 350-S Height and Bulk District and partially within the Front-California Conservation District.

SPEAKERS: None

ACTION: Approved

AYES: Chinchilla, Theoharis, Antenore, Hills, Martin

ABSENT: Mills, Joe

MOTION No.: 14624

12. 97.447E (GLASNER)

OMNI SAN FRANCISCO HOTEL- PUBLIC HEARING ON DRAFT EIR: The project would develop an approximately 362 - room hotel with an 5,000 sq. ft. ground floor restaurant and 1,000 sq.ft. retail space in an existing building that is currently a vacant office structure located at 500 California Street, at the corner of Montgomery Street (Assessor's Block 240, lot 3). About 53,800 sq.ft. would be added to floors 2-17 on the north and west sides of the L-shaped building, and above the roof (but not above the existing parapet), for a total of approximately 257,700 sq.ft. in building area. Two new floors would be created where existing floors with high ceilings would be divided horizontally. The building is recognized by the City to have significant architectural character. The project requires approval under Section 309 for Permit Review in C-3 District and a Permit to Alter for major alterations to a Category I building identified in Article 11 of the City Planning Code. It would also require a conditional use authorization for hotel use in the C-3-0 Zoning District.

Note: Written comments accepted through May 26, 1998.

ACTION: Meeting held. Public hearing closed.

13. 97.823E (ROOS)

299 DOLORES STREET- PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT: Holy Family Day Home. Northeast corner of 16th and Dolores Streets. Assessor's Block 3556, Lot 25: The project would demolish a three-story building with frontage on both Dolores and 16th Streets. A new, two-story, building would be constructed on the same part of the site. The building to be demolished was designed by Willis Polk and Company, and was determined to appear eligible for listing on the National Register of Historic Places (NRHP). The building was used for child care from about 1912, until the 1989 Loma Prieta earthquake. A building constructed in 1984 would remain and continue to provide classrooms and other facilities for child care, and two, one-story, 960-sq.-ft. temporary buildings would be removed after project construction. The new building would continue the child care use, adding about 50 children to the approximately 100 existing children, for a total of 150 children. There would be a net reduction of about 2,830 sq. ft. at the site. The site served 150 children prior to 1989, and now serves 100 children. The new building would enable the site to serve 150 children, with approval of an amendment to the existing Conditional Use authorization.

NOTE: COMMENTS WILL BE ACCEPTED UNTIL 5 PM, MAY 14, 1998, OR THE END OF THE PUBLIC HEARING, WHICHEVER IS LATER

ACTION: Meeting held. Public hearing closed.

14. 97.629C (FALLAY)

300 GOUGH STREET, a through lot fronting on Gough Street on the west side, on Linden Street to the north, and Fell Street to the south: Lot 008 in Assessor's Block 816 - Request for Conditional Use authorization to develop a site in excess of 10,000 square feet and a use size in excess of 3,000 square feet by constructing a four-story over a sub-level garage, mixed commercial and residential building within Hayes-Gough Neighborhood Commercial District and 50-X Height and Bulk District.
(Continued from Regular Meeting of May 7, 1998)

NOTE: On 3/26/98 following testimony, the Commission closed public hearing and continued this matter to 5/7/98 by a vote of +5 -0. Commissioners Joe and Martin absent.

SPEAKERS: Chi Hsin Chow

ACTION: Intent to Disapprove. Final language 5/21/98

AYES: Chinchilla, Theoharis, Antenore, Hills, Martin

ABSENT: Mills, Joe

- 15 98.164C (ZWIERZYCKI)

30 RICKARD STREET, north side between Barneveld and San Bruno Avenues, near intersection of Fwys 101 & 280, Lot 24 in Assessor's Block 5851 -- Request for Conditional Use authorization under Section(s) 234.2(a)/ 209.6(b) of the Planning Code to install a total of nine (9) Cellular One panel antennas on an existing GTE Mobilnet monopole, as well as an equipment shelter adjacent to this monopole, on state-owned property occupied by Caltrans Alemany Maintenance Yard, as part of a wireless communication network in a Public Use (P) District and a 40-X Height and Bulk District.

SPEAKERS: Learietta Claiborne, Rita Holson, Anna Harris, Robert McCarthy

ACTION: Approved with conditions as modified: Cell One will not put another antenna within 300 ft. radius.

AYES: Chinchilla, Theoharis, Antenore, Hills, Martin

ABSENT: Mills, Joe

MOTION No.: 14625

AT APPROXIMATELY 3:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

16. 97.771D (MILLER)

370 DE HARO STREET, Discretionary Review on Building Permit No. 9717324 proposing the conversion of a proposed building approved as 20 commercial loft spaces to 20 live/work spaces as well as the conversion of one additional commercial loft (currently under construction) to a live/work unit on the property located at 370 De Haro Street, northwest corner at 17th Street, in an M-2 (Heavy Industrial) District and a 50-X Height and Bulk District.

(Continued from Regular Meeting of April 23, 1998)

SPEAKERS: Fritz Maytag, Brad Paul, Judy West, Ebben Gossage, Chritian Barbe, Dick Millet, Jeremy Paul, Mike Mead, Barbara Klein, Ray Gilespie, Jack Fritag, Michelle Gator

ACTION: Take D.R. Disapproved

AYES: Chinchilla, Theoharis, Antenore, Hills, Martin

ABSENT: Mills, Joe

17. 98.222D

(ALVIN)

135 MIGUEL STREET, north side between Fairmount and Laidley Streets, Lot 010 in Assessor's Block 6683 -- Request for Discretionary Review of Building Permit Application Nos. 9800270 and 9800271, proposing to demolish two structures and construct a new three-story, single-family dwelling in a RH-1 (House, One-Family) District.

SPEAKERS: Lois Robbis, Brian Spears, Benjamin Davis, Nathan Neiman, Louis Robles

ACTION: Continued to 6/11/98

AYES: Chinchilla, Theoharis, Antenore, Hills, Martin

ABSENT: Mills, Joe

18. 98.232D

(GORDON)

3507 JENNINGS STREET, east side between Le Conte Avenue and Bay View Park, Lot 019 in Assessor's Block 5015 -- Request for Discretionary Review of Building Permit Application No. 9802418S, proposing to raise the existing roof of the garage to accommodate new 12-foot-high doors in a RH-1 (House, One-Family) District.

SPEAKERS: Alex O'Reidy, Frank Smith

ACTION: Take D.R. Approved with conditions

AYES: Chinchilla, Theoharis, Hills, Martin

NOES: Antenore

ABSENT: Mills, Joe

19. 98.214D

(BAÑALES)

1128 TENNESSEE STREET, west side between 22nd and 23rd Streets, Lots 006 and 007 in Assessor's Block 4171 -- Request for Discretionary Review of Building Permit Application Nos. 9724252S and 9724253S, proposing new construction of two three-family dwellings for a total of six dwelling units in a RH-3 (House, Three-Family) District. (Continued from Regular Meeting of May 7, 1998)

REQUEST FOR DISCRETIONARY REVIEW WITHDRAWN

Adjournment:

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON JUNE 4, 1998.

ACTION: Approved as drafted

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION N
REGULAR MEETING

THURSDAY
MAY 21, 1998
ROOM 404

WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:30 P.M.

DOCUMENTS DEPT.

JUN 2 9 1998

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PRESENT: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 4:00 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert PASSMORE
Caron Parker, Paul Maltzer, Elizabeth Gordon, Mark Paez, Augustine Fallay, Linda
Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 97.713D/DD (LIGHT)
148 THIRD AVENUE, east side between Lake and California Street, Lot 28 in
Assessor's Block 1362 - Request for Discretionary Review on Building Permit
No. 9711349 and 9711350 for demolition of a 2- story single family dwelling and
construction of a 3-story, 2-unit residential building.
(Continued from the Regular Meeting of May 14, 1998)
(Proposed for Continuance to June 18, 1998)

SPEAKERS: None

ACTION: Approved as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

2. 98.229D (LIGHT)
253 -26TH AVENUE, west side between Lake and California Streets, Lot 009 in
Assessor's Block 1386 -- Request for Discretionary Review of Building Permit
Application No. 9723790S, proposing to demolish the existing one-unit house
and replace it with a three-unit residential building in a RH-1 (House, One-
Family) District.
(Proposed for continuance to June 11, 1998)

SPEAKERS: None

ACTION: Approved as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

3. 97.528E (POSTERNAK)
1001-23RD STREET, Appeal of a Preliminary Negative Declaration, southern side of 23rd Street between Indiana and Minnesota Streets, Lot 002 in Assessor's Block 4228 - Appeal of a revised Preliminary Negative Declaration. Proposed demolition of a one-story unreinforced masonry building at the northeastern corner of the subject lot and construction of three four-story (with mezzanine) buildings with 20 live/work units each on the northern portion of lot. Each building would be 54 feet tall, including architectural features, and include 20 parking spaces in a garage on the ground floor.
(Continued from Regular Meeting of May 7, 1997)
(Proposed for Continuance to ~~June 11~~ May 28, 1998)

SPEAKERS: None

ACTION: Approved as amended

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

4. 97.528D (BAÑALES)
1001-23RD STREET, south side between Indiana and Minnesota Streets, Lot 002 in Assessor's Block 4228 -- Request for Discretionary Review of Building Permit Application Nos. 9715550, and 9715552, proposing to demolish the existing buildings and construct three new buildings with 20 live/work units in each (total of 60 units) in a M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of May 7, 1998)
(Proposed for Continuance to ~~June 11~~ May 28, 1998)

SPEAKERS: None

ACTION: Approved as amended

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions

posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKERS: Ernestina Weiss
Re: Block 202/203 Embarcadero Park
Deborah Walker
Re: 2130 Harrison Street/Best Foods site
Judy West
Re: Best Foods site

C. COMMISSIONERS' QUESTIONS AND MATTERS

Antenore: Request status of Best Foods site.

5. Consideration of Adoption for Minutes of 5/7/98

ACTION: Approved as corrected.

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

D. DIRECTOR'S REPORT

6. DIRECTOR'S ANNOUNCEMENTS

- Welcome back to Commissioner Mills
- Notice of joint hearing with DBI

7. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

BOS & BPA: None

- 1304 Montgomery Street DR - stucco facade replace by wood frame.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

8. 97.629C (FALLAY)

300 GOUGH STREET, a through lot fronting on Gough Street on the west side, on Linden Street to the north, and Fell Street to the south: Lot 008 in Assessor's Block 816 -- Request for Conditional Use authorization to develop a site in excess of 10,000 square feet and a use size in excess of 3,000 square feet by constructing a four-story over a sub-level garage, mixed commercial and residential building within Hayes-Gough Neighborhood Commercial District and 50-X Height and Bulk District.

(Continued from Regular Meeting of May 7, 1998)

NOTE: On 3/26/98 following testimony, the Commission closed public hearing and continued this matter to 5/7/98 by a vote of +5 -0. Commissioners Joe and Martin absent.

Note: On 5/14/98 the Commission passed a motion of intent to disapproved by a vote of +5 -0. Commissioners Mills and Joe absent.

SPEAKERS: Alice Barkley

ACTION: Continued to 6/11/98 to consider revised project.

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

E. REGULAR CALENDAR

9. 97.646E (PARKER)

598 HAMPSHIRE STREET: Appeal of a Preliminary Negative Declaration.

The proposed project would be to construct one 50-foot high, four-story building that would contain a total of 24 live/work units at 598 Hampshire Street, northwest corner of Hampshire and 18th Streets in the Mission Planning District. The proposed project site is approximately 10,300 square feet in lot area and is currently vacant. There would be a total of 24 ground level parking spaces provided for the proposed project. Vehicular access to the proposed garage entrance would be on 18th Street. The proposed project is located in an M-1 (Light Industrial) Zoning District.

(Continued from the Regular Meeting of May 7, 1998)

SPEAKERS: Mr. Redman, Deborah Walker, Judy West, Alice Barkley

ACTION: Negative declaration upheld

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

MOTION No.: 14627

10. 98.103C (PAEZ)

2555 SEVENTEENTH AVENUE, the southern portion of Assessor's Block 2418 Lots 4, 4A, 4B, 4C and 4D, bound by 17th Avenue (east), 18th Avenue (west) and Vicente Street (south): Request for authorization of a Conditional Use and treatment of the site as a Planned Unit Development (PUD), to allow expansion of an existing institutional use, Saint Cecelia's Church and Elementary School, by construction of a multi-purpose building which would include a gymnasium/auditorium, recreation and meeting rooms, in an RH-1 (Residential, House, One-Family) District and within a 40-X Height and Bulk District.

(Continued from Regular Meeting of May 14, 1998)

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

MOTION NO.: 14628

11. 98.195C (GORDON)

2298 UNION STREET, northeast corner with Steiner Street, Lot 021 in Assessor's Block 0534 -- Request for a Conditional Use Authorization to convert an existing nonconforming Large Fast-Food Restaurant to a Full-Service

Restaurant (defined by Section 790.92 of the Planning Code) as required by Planning Code Section 186.1(c)(3)(A) within the Union Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.

SPEAKERS: Rafael Torres-Gil, David Cincotta, Robert Bardell, Nicole Tempest, Steven Dischersfield, Dina Ebert, Alexia Henderson, Cas Smith, David Shapiro, Deborah Caok, Elizabeth, Patricia Vaughey, Peter Cornellowitz

ACTION: Approved with amended conditions

Hours of Operation

2. Hours of operation for indoor service shall be limited as follows:

Monday through Friday: open at 7:00 A.M.
Saturday and Sunday: open at 8:00 A.M.
Sunday through Thursday: close at 10:00 P.M.
(last patrons out by 10:30 P.M.)
Friday and Saturday: close at 11:00 P.M.
(last patrons out by 11:30 P.M.)

3. Hours of operation for Union and Steiner Street outdoor seating service shall be limited as follows:

Monday through Friday: open at 7:00 A.M.
Saturday and Sunday: open at 8:00 A.M.
Sunday through Thursday: close at 9:00 P.M.
(last patrons out by 9:00 P.M.)
Friday and Saturday: close at 9:00 P.M.
(last patrons out by 9:00 P.M.)

Configuration of Outdoor Seating

5. Outdoor seating along the Steiner Street sidewalk shall be limited to five tables.

9. The Project Sponsor shall remove the existing plastic enclosure and plastic windbreaks surrounding the outdoor seating area (as described in the attached Exhibit G) immediately.

Beer and Wine License

10. The Project Sponsor has an existing beer and wine license for indoor and outdoor service. However, if a beer and wine license becomes available within the same census tract, the Project Sponsor shall make his best effort to purchase that license and then sell the original license outside the census tract.
11. The Project Sponsor shall to the maximum extent possible not serve beer or wine to patrons without also serving food.

Architectural Design and Signage

12. Any changes to the building's facade (including changes to signage and outdoor heater location and size) to be undertaken as a result of DBI violation abatement action shall be first reviewed and approved by the Union Street Association, the Cow Hollow Neighbors in Action, and the Golden Gate Valley Association.

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

MOTION No.: 14630

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

MOTION No.: 14629

12. 98.151C (BEATTY)
2271 UNION STREET, south side between Steiner and Fillmore Streets; Lot 26 in Assessor's Block 539: -- Request for Conditional Use Authorization under Section 161(j) of the Planning Code to allow reduction of the off-street parking requirement from four spaces to zero in order to legalize four dwelling units and a ground floor retail space in an existing four story mixed use building in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District

SPEAKERS: Carl Bonski, Jack Wholley

ACTION: Approved as amended:

Findings:

3. Per Planning Code Section 207.4, the density limit to the Union Street NCD is 1 unit per 600 square feet of lot area. The subject lot is 2,500 square feet, thus allowing four dwelling units. Since there are currently five legal dwelling units, the removal of one unit is necessary to bring the building into compliance.

AT APPROXIMATELY 5:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

13. 98.193D (BEATTY)
2455 WASHINGTON, south side between Webster and Fillmore Streets, Lot 026 in Assessor's Block 0612 -- Request for Discretionary Review of Building Permit Application No. 9800599, proposing to merge six existing dwelling units into two dwelling units in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of May 7 1998)

SPEAKERS: None

ACTION: Without hearing, continued indefinitely

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

14. 98.230D (ANDRADE)
2450 HYDE STREET, west side between Bay and Chestnut Streets, Lot 025 in Assessor's Block 0048 -- Request for Discretionary Review of Building Permit Application No. 9804332, proposing to legalize a rooftop deck over an existing one-story extension at the rear of a three-story, three-unit residential building in a RH-1(D) (House, One-Family, Detached) District.

STAFF INITIATED MATTER/DISCRETIONARY REVIEW WITHDRAWN

15. 98.231D (WASHINGTON)
447 - 29TH STREET, south side between Noe and Sanchez Streets, Lot 036 in Assessor's Block 6631 -- Request for Discretionary Review of Building Permit

Application No. 9802535, proposing to construct a new third floor to an existing two-story residence in a RH-2 (House, Two-Family) District.

SPEAKERS: Andy Levine, Henry Cornellowitz

ACTION: No D.R. Approved as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Martin

16. 98.506D/DD

(BANALES)

1415 INDIANA STREET, east side between 25th and 26th Streets, Lot 017 in Assessor's Block 4293 -- Request for Discretionary Review of Building Permit Application No. 9724661, proposing to construct 18 live/work units and 18 parking spaces on a vacant lot in a M-2 (Heavy Industrial) District.

SPEAKERS: None

ACTION: Without hearing, continued to 6/11/98

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

Adjournment: 6:35 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON JUNE 11, 1998.

ACTION: Approved as drafted

AYES: Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Chinchilla, Martin

980521.min

MINUTES OF SPECIAL JOINT HEARING
CITY PLANNING COMMISSION
AND
RECREATION AND PARK COMMISSION
THURSDAY, MAY 21, 1998
BOARD OF SUPERVISORS CHAMBERS
ROOM 404, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
:00 P.M.

Roll Call:

Planning Commission: **Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills**
Recreation and Park Commission: **Flunder, Friend, Chin, Getty, Salinas**

A. SPECIAL CALENDAR

98.129R (SHOTLAND)

SAN FRANCISCO OPEN SPACE ACQUISITION AND PARK RENOVATION FUND 1998-1999. At this meeting, the Acting General Manager of the Recreation and Park Department will present a report recommending expenditures from the San Francisco Park and Open Space Program for Fiscal Year 1998-1999. The Planning Commission will consider finding the Program and Fund in-conformity with the General Plan, and will consider of adoption of the 1998-1999 San Francisco Park and Open Space Program.

SPEAKERS: Mitch Thompson, Ilene Cofino, Lynn Brown, Mardinad Marconie, Sally Semone, Caroline Robinowitz, Robin Smith, Dottie Low, Lenna Turner, Brian Chew, Nan McGuire, Heather Spiro, Ron McGell, Ronnie Chilam, Betty Blum-Schleinger

ACTION: Approved as amended

AYES: Chinchilla, Antenore, Hills, Joe, Martin, Mills

ABSENT: Theoharis

RESOLUTION No.: 14626

B. PUBLIC COMMENT

At this time, members of the public may address the Commissions on items that are within the subject matter jurisdiction of the City Planning Commission and the Small Business Advisory Commission. Members of the public may address the Commissions for up to three minutes. The president or chairperson may limit the total testimony to 30 minutes.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on

the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

Adjournment: 3:45 P.M.

MINUTES OF SPECIAL
JOINT HEARING
CITY PLANNING COMMISSION
AND
BUILDING INSPECTION COMMISSION
THURSDAY, MAY 28, 1998
BOARD OF SUPERVISORS CHAMBER
ROOM 404, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 ~~1:45~~ P.M.

Roll Call:

Planning Commission: PRESENT: Chinchilla, Theoharis, Hills, Joe, Martin, Mills
ABSENT: Antenore

Building Inspection Commission:

PRESENT: Hood, Vasquez, Cereghino, Fillom Mark
ABSENT: Guinnane, Freeman

A. SPECIAL CALENDAR

COORDINATION OF BUILDING PERMIT REVIEW PROCESS - (CHIU/GREEN)

The purpose of this hearing is to discuss the coordination between the City Planning Department, Department of Building Inspection, and other relevant city departments in the review of applications for building permits. At this meeting the Departments of City Planning and Building Inspection will present a brief introduction and background. The public may address the commissions on the following procedural issues:

1. Information Procedures

- Public notices
- Communication between departments
- Computer systems for tracking the status of applications
- Complete information on plans and accurate description of proposals

PUBLIC HEARING CLOSED

2. Permitting Procedures

- Application review by multiple departments
- Review of building permit applications at Planning Information

Counter

- Multiple permits/actions on one property, e.g., serial permits

PUBLIC HEARING CLOSED

Green: - a discretionary review request was calendared with six to eight weeks

At the longest, the process took two months.

- currently plans are initiated by the staff person who did the review. He is looking to the One-Stop Program to address this issue.
- report back to the two Commissions on issues raised today.

After public testimony Commissioners may raise questions and provide direction to the Departments. Further action by the Commissions is not required.

B. PUBLIC COMMENT

At this time, members of the public may address the Commissions on items that are within the subject matter jurisdiction of the City Planning Commission and the Building Inspection Commission. Members of the public may address the Commissions for up to three minutes. The presidents may limit the total testimony to 30 minutes.

“The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

Adjournment:

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION N
REGULAR MEETING

THURSDAY
MAY 28, 1998
ROOM 404
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
5:00 P.M.

DOCUMENTS DEPT
JUN 29 1998
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Chinchilla, Theoharis, Hills, Joe, Martin, Mills
ABSENT: Antenore

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 5:15 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Alice Glasner, Paul Deutsch, Paul Maltzer, Lisa Posternak, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

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SPEAKERS: None

C. COMMISSIONERS' QUESTIONS AND MATTERS

1. Consideration of Adoption for Minutes of 5/14/98.

ACTION: Continued to 6/4/98

Chinchilla: Report in 3 weeks - what measures will be taken by DCP to address concerns raised in joint hearing with DBI.

D. DIRECTOR'S REPORT

2. DIRECTOR'S ANNOUNCEMENTS

- 2298 Union Street - submit for review draft of final motion to interested Commissioners prior to release to public to insure Commissioners directive are properly addressed

3. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

None

E. REGULAR CALENDAR

4. 97.528E (POSTERNAK)

1001-23RD STREET, Appeal of a Preliminary Negative Declaration, southern side of 23rd Street between Indiana and Minnesota Streets, Lot 002 in Assessor's Block 4228 - Appeal of a revised Preliminary Negative Declaration. Proposed demolition of a one-story unreinforced masonry building at the northeastern corner of the subject lot and construction of three four-story (with mezzanine) buildings with 20 live/work units each on the northern portion of lot. Each building would be 54 feet tall, including architectural features, and include 20 parking spaces in a garage on the ground floor.

(Continued from Regular Meeting of May 21, 1997)

SPEAKERS: Sue Hestor, Peter Strauss, Kate Chumley, Jim Ruben, David Walsh, Brett Gladstone, Joe O'Donoghue, Alice Barkley, Redmon Lyon, Mae Burton

ACTION: Negative Declaration Upheld

AYES: Chinchilla, Mills, Hills, Theoharis

NOES: Martin, Joe

ABSENT: Antenore

MOTION No.: 14631

5. 97.528D (BAÑALES)

1001-23RD STREET, south side between Indiana and Minnesota Streets, Lot 002 in Assessor's Block 4228 -- Request for Discretionary Review of Building Permit Application Nos. 9715550, and 9715552, proposing to demolish the existing buildings and construct three new buildings with 20 live/work units in each (total of 60 units) in a M-2 (Heavy Industrial) District.

(Continued from Regular Meeting of May 21, 1998)

SPEAKERS: Sue Hestor, Gary Gee, John Britton, Jim Ruben, Ron Foster, Brad Paul, Joe O'Donoghue, Alice Barkley, Joe Cassidy, Michael Spear

ACTION: Intent to approved. Take D.R. Staff to work with sponsor on design and bring back to commission for approval, adopt final NSR language/ findings as read by President Chinchilla

AYES: Chinchilla, Mills, Hills, Theoharis

NOES: Martin, Joe

ABSENT: Antenore

6. 97.227E (GLASNER)
249 SHIPLEY STREET, 12 Live/Work Units: Appeal of Preliminary Negative Declaration. The proposal is to construct 12 live/work units in one building at 249 Shipley Street (Assessor's 3753, Lot 66), on the south side of the street between 5th and 6th Streets. The project site is currently used for vehicle parking and a one-story taxi maintenance building and three service bays on the southwest corner. The existing 13,625 square-foot lot would be subdivided into two lots, one facing Shipley Street (approximately 5,625 square feet), and the other fronting Clara Street (8,000 square feet). A new 45-foot structure would be built on the new Shipley lot, and would contain three stories including two mezzanine levels. A 12-space parking garage would be located on the first level. The other new lot would continue to be used for parking and vehicle repair. The proposed project is located in an RSD (Residential-Service Mixed Use) Zoning District. (Continued from Regular Meeting of April 16, 1998)

SPEAKERS: Sue Hestor, Jim Ruben, Joe O'Donoghue, Alice Barkley, Jude West
ACTION: Negative Declaration Upheld

AYES: Chinchilla, Mills, Hills, Theoharis, Joe

ABSENT: Antenore, Martin

MOTION No.: 14632

7. 97.227D (WANG)
249 SHIPLEY STREET (AKA 250 CLARA STREET), southeast side between 5th and 6th Streets, Lot 066 in Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application No. 9708248, proposing to construct a 3-story, 12-unit live/work building in an RSD (Residential/Service Mixed Use) District. (Continued from Regular Meeting of April 16, 1998)

SPEAKERS: Sue Hestor, Benjamin Stranberg, Alice Barkley, Judy West

ACTION: No D.R. Approved as proposed

AYES: Chinchilla, Mills, Hills, Theoharis

NOES: Joe

ABSENT: Antenore, Martin

8. 98.206D (BEATTY)
2701 LARKIN STREET, west side between Francisco and Chestnut Streets, Lot 005 in Assessor's Block 0477 -- Request for Discretionary Review of Building Permit Application No. 9801748, proposing to merge 13 units into 11 units in a RM-3 (Mixed, Medium Density) District. (Continued from Regular Meeting of May 7, 1998)

PROJECT WITHDRAWN

Adjournment: 6:20 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON JUNE 11, 1998.

ACTION: Approved as drafted

AYES: Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Chinchilla, Martin

THE MINUTES ARE PROPOSED FOR APPROVAL AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, JUNE 11, 1998

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MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JUNE 4, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

JUN 29 1998

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:30 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Jim McCormick, Lou Andrade, Larry Badiner, Amit Ghosh, Michael Berkowitz, David Alaumbaugh, Luly Hwang, Micheal Sanders, Alton Chin, Larry Collins, Jill Slater, Cynthia Hillmon, Scott Dowdee, Adam Light, Susana Montaña, Joy Navarrete, Paul Maltzer, Linda Avery - Commission Secretary.

A. ITEMS TO BE CONTINUED

1. 98.226D (WASHINGTON)
571 JERSEY STREET, south side between Diamond and Douglass Streets, Lot 033 in Assessor's Block 6540 -- Request for Discretionary Review of Building Permit Application No. 9722606, proposing to construct a third-level bedroom suite and roof deck to an existing two-story, single-family residence in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of May 14, 1998)
(Proposed for Continuance to June 25, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

2. 98.251C (MILLER)
154 COLERIDGE STREET, northwest side between Virginia and Esmeralda Avenues, Lot 22 in Assessor's Block 5642 -- Request for authorization of a CONDITIONAL USE to modify a condition of approval of Commission Motion No. 11774 permitting the reduction from six to four off-street parking spaces (in order to accommodate one handicapped-accessible dwelling unit) in the subject three-unit residential building, in an RH-2 (House, Two, Family) District and a 40-X Height and Bulk District.

(Proposed for Continuance to June 11, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

3. 97.686C

(LI)

1100 GRANT AVENUE, northeast corner at Pacific Avenue; Lot 10 in Assessor's Block 162: -- Request for Conditional Use authorization under Sections 812.49 and 812.20 of the Planning Code to establish a financial service of approximately 3,600 square feet in the CR-NC (Chinatown Residential Neighborhood Commercial) District and a 50-N Height and Bulk District.

(Continued from Regular Meeting of April 2, 1998)

(Proposed for Continuance to September 3, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

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SPEAKERS: Edith McMillan

Re: Requested that the Commission instruct staff to initiate DR on an application that was filed incomplete.

David Bahlman

Re: - Invitation to the restored "Cheautu" on 6/19, 5-7:30 p.m.; also invitation to the John McMullen House on 6/19/98, 5-7 p.m.

John Bardis

Re: 1234-33rd Avenue

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption for Minutes of 5/14/98.

ACTION: Approved as drafted

AYES:Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

D. DIRECTOR'S REPORT5. DIRECTOR'S ANNOUNCEMENTS6. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

BOS: - CU on Barlett to legalize 5th unit

- Board overturned the CPC decision (Green)

BOA: - 1234 - 33rd Avenue

- 321 Langton Street - continued to 6/10 (16 units live/work)
- 18th and Sanchez - sign structure in residential area, continued for 90 days
- 1271 Lombard Street

7. (BERKOWITZ)
COMPUTER SERVICES FOR DCP- Informational Only

INFORMATIONAL ONLY. NO ACTION.

8. (GREEN)

Informational presentation on the conceptual design of a proposed residential development in the Redevelopment Agency Yerba Buena Center East Block 1- the northeast corner of Mission Street and Third Street, with frontage also on Jessie Street. The project is approximately 500,000 square feet in total floor area, and just under 450 feet in height. It includes 498 luxury residential condominiums, 30,000 square feet of retail space, a health club, offices for the Historical Society, and 292 parking spaces. The Director of Planning requests Commission informal comments and input for his report to the Executive Director of the Redevelopment Agency regarding the project design.

PUBLIC HEARING CLOSED. INFORMATION ONLY. NO ACTION.

E. REGULAR CALENDAR

9. 98.238ET (MONTAÑA)

BRIDGE DISTRICT AMENDMENT: Consideration of a proposal to amend Section 1010 of the City Planning Code to clarify that the Golden Gate Bridge Highway and Transportation District is exempt from the regulations of Article 10 of the Planning Code which authorizes the designation of landmark structures and establishes various procedures for reviewing proposals to demolish or alter landmarks.

SPEAKERS: David Bahlman, Gee Gee Platt

ACTION: Approved

AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills

EXCUSED: Hills

RESOLUTION No.: 14633

10. 98.341T

(MONTAÑA)

AFFORDABLE CHILD CARE AMENDMENT: Consideration of a proposal to amend Section 314.5 of the Planning Code to expand the sources and eligible uses of monies in the Affordable Child Care Fund. The amendments would allow monies from that fund to be used to pay for any report/s required by Planning Code Section 314.5 to demonstrate the relationship between office and hotel development projects and child care demand. The amendments would also provide for Board of Supervisors approval of rules and regulations for the uses of that fund.

SPEAKERS: None

ACTION: Approved

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

RESOLUTION No.: 14634

11. 97.470E

(NAVARRETE)

475 BRANNAN STREET - PUBLIC HEARING ON THE DRAFT

ENVIRONMENTAL IMPACT REPORT, The proposal is to renovate, seismically strengthen, and expand an existing office building (former warehouse) at 475 Brannan Street, between Third and Fourth Streets (Assessor's Block 3787, lot 31), with addition of parking. The project would add two stories to an existing two-story-plus-basement building, increasing floor area from approximately 213,500 gross square feet (gsf) to about 245,500 gsf. Office space would increase from 180,000 gsf to 241,000 gsf, and a portion of the ground floor would contain approximately 2,500 gsf of retail space. An existing 71,000 sq.ft. basement would be converted to a parking garage for about 160 vehicles. Off-street loading would be provided through a new loading dock constructed behind the building and accessible from Brannan Street via a private on-site alley. The project would require a rezoning of the existing 50-foot height limit to 65 feet to permit construction of the 58-foot-tall project. The rezoning must be approved by the Planning Commission and the Board of Supervisors. This project is located in an SSO (Service Secondary Office) zoning district.

NOTE: Comments will be accepted until 5pm, June 4, 1998, or the end of the Public Hearing, whichever is later.

SPEAKERS: David Bahlman, Judy West, John Paulson, Wendy Earl, Bob Meyers, Jerry Marker, Roger Geasham, Allison Fuller, David Coleen

ACTION: Meeting held. Public hearing closed.

12. 98.136C (BEATTY)
1081 PINE STREET, Lot 7C in Assessor's Block 275, south side between Jones and Taylor Streets -- Request for Conditional Use authorization under Planning Code Section 238 to expand an existing Full-Service Restaurant (defined by Planning Code Sections 790.34 and 790.92) and Bar (defined by Planning Code Section 790.22) in an RM-4 (Residential, High Density) District and a 65-A Height and Bulk District. The subject property is also within the Nob Hill Special Use District.

SPEAKERS: Shawn Willhim, Ally Pollick, Jonathan Pearlman

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

MOTION No.: 14635

13. 98.197C (BILLOVITS)
540 and 590 VAN NESS AVENUE (aka 595 GOLDEN GATE AVENUE) AND 567 GOLDEN GATE AVENUE; Lot 13 in Assessor's Block 766 -- Request for a Conditional Use Authorization [per Planning Code Section 243(c)(8)(F)] to establish a large fast food restaurant in the Van Ness Avenue Special Use District, RC-4 (High Density Residential-Commercial) District and 130-V Height and Bulk District.

SPEAKERS: Robert McCarthy

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

RESOLUTION No.: 14636

14. 98.186C (ZWIERZYCKI)
4207 JUDAH STREET, Lot 37 in Assessor's Block 1806, southwestern corner at 47th Avenue-- Request for Conditional Use authorization under Section 303(e) of the Planning Code to extend the termination date of the existing nonconforming bar (dba: Kelly's Bar & No Grill) from April 30, 1999 to April 30, 2009 to allow the bar to continue operating until 2:00 a.m. within an RM-1 (Residential, Mixed, Low-Density) District and 40-X Height and Bulk District

SPEAKERS: Patrick Than, Lil Palermo

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

MOTION No.: 14637

15. 98.127C (IONIN)
1200 - 9TH AVENUE, southeast corner at Lincoln Way; Lots 35 & 44 in Assessor's Block 1742 - Request for modification of a previously approved Conditional Use Authorization, under Sections 711.11 and 711.21 of the Planning Code for the development of a lot exceeding 10,000 square feet in area and establishment of a retail pet store exceeding 4,000 square feet in size in a NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District, to allow a general convenience retail/pharmacy use rather than the previously approved retail pet store.

SPEAKERS: Robert McCarthy, Steven, Lewens, Bob Planthold, Pat Christensen, Pinky Kushner, Roth Miller, Lisa Orsaba, Mary Ann Miller, Eric Bianco, Deboarh Lises, Dr. Rob Eric, Dennis

Quinn, James Hanley, Harvey Vickens, John Bardis,

ACTION: Approved with condition as modified:

- security in parking lot to move cars out within an hour.
- pharmacist on site from 8 a.m. to 9 p.m.
- loading/deliveries on site only.
- van size not to exceed 30 ft.
- hours of operations 7a.m. to 11 p.m.
- project sponsor shall continue to work with staff on the project.
- sign language as read by Bob Passmore.
- establish a liaison officer.
- loading hours developed in consultation with Planning Department and the Department of Parking and Traffic

AYES: Chinchilla, Theoharis, Martin, Mills

NOES: Antenore, Hills, Joe

MOTION No.: 14638

16. 98.285C

(LI)

1640 STOCKTON STREET, east side between Union and Filbert Streets; Lot 15 in Assessor's Block 103: -- Request for Conditional Use authorization under Sections 722.21 and 722.81 of the Planning Code to establish a large institution of approximately 3,000 square feet in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District. The San Francisco Italian Athletic Club is proposing to add a second floor office/meeting room above the existing post office.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

MOTION No.: 14639

AT APPROXIMATELY 7:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

17. 98.307D

(SMITH)

2425 HYDE STREET, west side between Chestnut and Francisco Streets, Lot 002 in Assessor's Block 0047 -- Request for Discretionary Review of Building Permit Application No. 9725734, proposing to merge a four-unit building into a single-family dwelling in a RH-3 (House, Three-Family) District.

SPEAKERS: None

ACTION: Without hearing, continued to 6/18/98

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

18. 98.246D

(LIGHT)

3230 BAKER STREET, east side between Bay and Francisco Streets, Lot 025 in Assessor's Block 0926 -- Request for Discretionary Review of Building Permit Application No. 9725973, proposing to construct an additional level to an existing single-unit house in a RH-1 (House, One-Family) District.

DISCRETIONARY REVIEW REQUEST WITHDRAWN

19. 98.254D (MILLER)
41 NORFOLK STREET, north side between Folsom and Harrison Streets, Lot 051 in Assessor's Block 3521 -- Request for Discretionary Review of Building Permit Application No. 9713455, proposing to construct a new three-story building with two live/work units on a vacant lot in a SLR (Service/Light Industrial/Residential Mixed Use) District.

SPEAKERS: None

ACTION: Without hearing, continued indefinitely

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

Adjournment: 7:12 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, JUNE 18, 1998.

ACTION: Approved as drafted

AYES: Chinchilla, Theoharis, Joe, Mills

ABSENT: Antenore, Hills, Martin

980604.min

**MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY
JUNE 11, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

DOCUMENTS DEPT.

JUN 29 1998

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PRESENT: Theoharis, Antenore, Hills, Joe, Mills
ABSENT: Chinchilla and Martin

THE MEETING WAS CALLED TO ORDER BY VICE-PRESIDENT THEOHARIS AT 1:42 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert PASSMORE -
Zoning Administrator, Larry Badiner, Paul Rosetter; Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.274C (GORDON)
1401-18TH STREET, south side between Missouri and Connecticut Streets, lot
01 in Assessor's Block 4036 - Request for a Conditional use Authorization to
eliminate a required off-street parking space per Planning Code Section 161(j), in
order to install an automatic teller machine (ATM), in an existing garage space,
within a NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X
Height and Bulk District.
(Proposed for Continuance to June 18, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Chinchilla, Martin

2. 98.222D (ALVIN)
135 MIGUEL STREET, north side between Fairmount and Laidley Streets, Lot
010 in Assessor's Block 6683 -- Request for Discretionary Review of Building
Permit Application Nos. 9800270 and 9800271, proposing to demolish two
structures and construct a new three-story, single-family dwelling in a RH-1
(House, One-Family) District.
(Continued from Regular Meeting of May 14, 1998)
(Proposed for Continuance to June 18, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Chinchilla, Martin

3. 98.377D (MILLER)
1 LA AVANZADA STREET (AKA 250 PALO ALTO AVENUE), SUTRO TOWER, Lot 003 in Assessor's Block 2724 -- Request for Discretionary Review of Building Permit Application No. 9805770, proposing to construct three new concrete pads outside of existing building and two new rooftop enclosures for installation of broadcasting equipment in a RH-1(D) (House, One-Family, Detached) District.
(Proposed for Continuance to June 25, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Chinchilla, Martin

4. 98.290D/DD (TAEB)
253 - 29TH AVENUE, west side between Lake and California Streets, Lot 006 in Assessor's Block 1389 -- Request for Discretionary Review of Building Permit Application No. 9803645, proposing to construct a two-story addition at the rear of a two-story, single-family dwelling in a RH-1 (House, One-Family) District.
DISCRETIONARY REVIEW WITHDRAWN

5. 98.229D (LIGHT)
253 -26TH AVENUE, west side between Lake and California Streets, Lot 009 in Assessor's Block 1386 -- Request for Discretionary Review of Building Permit Application No. 9723790S, proposing to demolish the existing one-unit house and replace it with a three-unit residential building in a RH-1 (House, One-Family) District.
(Continued from Regular Meeting of May 21, 1998)
DISCRETIONARY REVIEW WITHDRAWN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on

the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKERS: Judy West
Re: NEMIZ Rezoning/Reclassification
Bruce Schidar
Re: 1401 - 18th Street

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Adoption for Minutes of 5/21/98 and 5/28/98.

ACTION: Approved as drafted

AYES: Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Chinchilla, Martin

D. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS

- Department budget update

8. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

BOA: - 321 Langton Street - upheld CPC decision

- 1234 33rd Avenue - upheld CPC decision - extension to rear of building and allow deck

E. REGULAR CALENDAR

9. 98.227ETZ

(MONTAÑA)

HISTORIC SIGN DISTRICT: Consideration of a proposal to add two new sections to the Planning Code (Zoning Ordinance), creating the concept of an historic sign and historic sign district which would allow signs deemed historic but not general advertising to be restored, updated and maintained by authorization of the Planning Commission as a conditional use in historic sign districts; to amend Sections 260(b), 262, 604, and 607 of the Planning Code to exempt historic signs from the height limit; and to map the Hamm's Building Historic Sign District as an amendment to the zoning map in a portion of the block bounded by Bryant Street, Fifteenth Street, Florida Street and the extension of Alameda Street.

SPEAKERS: Ruben Glickman, Judy West

ACTION: Text amendment: Approved

AYES: Theoharis, Antenore, Hills, Mills

NOES: Joe

ABSENT: Chinchilla, Martin

MOTION No.: 14640

ACTION: Map amendment: Approved

AYES: Theoharis, Antenore, Hills, Mills

NOES: Joe

ABSENT: Chinchilla, Martin

MOTION No.: 14641

10. 89.589BXHE

(BADINER)

300 HOWARD STREET/199 FREMONT STREET, southern quarter of the block bounded by Howard, Fremont, Mission and Beale Streets, Assessor's Block 3719, Lots 5, 6, 7, 8 and 9, C-3-O(SD) (Downtown Office, Special Development District) and a 350-S Height and Bulk District - Consideration of modifications to the Annual Limit Approval Motion No. 13218 concerning conditions relating to employment to conform to current city and State regulations.

SPEAKERS: None

ACTION: Without hearing, continued to 6/18

AYES: Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Chinchilla, Martin

11. 97.629C

(FALLAY)

300 GOUGH STREET, a through lot fronting on Gough Street on the west side, on Linden Street to the north, and Fell Street to the south: Lot 008 in Assessor's Block 816 -- Request for Conditional Use authorization to develop a site in excess of 10,000 square feet and a use size in excess of 3,000 square feet by constructing a four-story over a sub-level garage, mixed commercial and residential building within Hayes-Gough Neighborhood Commercial District and 50-X Height and Bulk District.

(Continued from Regular Meeting of May 21, 1998)

NOTE: On 3/26/98 following testimony, the Commission closed public hearing and continued this matter to 5/7/98 by a vote of +5 -0.

Commissioners Joe and Martin absent.

Note: On 5/14/98 the Commission passed a motion of intent to disapproved by a vote of +5 -0. Commissioners Mills and Joe absent.

Note: On 5/21/98, the Commission acknowledged they had not allowed new information to be presented and continued this matter to 6/11/98. The public hearing will be held on new information presented only.

SPEAKERS: None

ACTION: Without hearing, continued to 6/18

AYES: Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Chinchilla, Martin

12. 98.251C (MILLER)
154 COLERIDGE STREET, northwest side between Virginia and Esmeralda Avenues, Lot 22 in Assessor's Block 5642 -- Request for authorization of a **CONDITIONAL USE** to modify a condition of approval of Commission Motion No. 11774 permitting the reduction from six to four off-street parking spaces (in order to accommodate one handicapped-accessible dwelling unit) in the subject three-unit residential building, in an RH-2 (House, Two, Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of June 4, 1998)

SPEAKERS: Mark Rosenbaum, Dennis Singer

ACTION: Approved with conditions as drafted

AYES: Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Chinchilla, Martin

MOTION No.: 14642

AT APPROXIMATELY 3:35 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

13. 98.506D/DD (BANALES)
1415 INDIANA STREET, east side between 25th and 26th Streets, Lot 017 in Assessor's Block 4293 -- Request for Discretionary Review of Building Permit Application No. 9724661, proposing to construct 18 live/work units and 18 parking spaces on a vacant lot in a M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of May 21, 1998)

SPEAKERS: None

ACTION: Without hearing, continued to 6/25/98

AYES: Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Chinchilla, Martin

14. 98.311D (WASHINGTON)
1738 - 44TH AVENUE, east side between Moraga and Noriega Streets, Lot 022 in Assessor's Block 2006 -- Request for Discretionary Review of Building Permit Application No. 9801485, proposing to legalize an existing two-story rear addition and further extend the rear wall of the house to add a master bedroom over basement in a RH-1 (House, One-Family) District.

SPEAKERS: Anthony Fong

ACTION: Take D.R. Approve staff recommended modifications if project sponsor has not submitted revised plans for in 30 days, department will disapprove

AYES: Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Chinchilla, Martin

15. 97.367D (BANALES)
1233 HOWARD STREET, east side between 8th and 9th Streets, Lot 088 in Assessor's Block 3729 -- Request for Discretionary Review of Building Permit Application No. 9710318, proposing to convert an existing commercial space into

24 live/work units, including a partial 21-foot vertical addition in a SLR (Service/Light Industrial/Residential Mixed Use) District.

SPEAKERS: John Elberling, Sue Hestor, Simon Akhavan, Alan Grosstimen, Tom Brown, Maureen Blackburn

ACTION: Take D.R. Approve staff recommendation
- 20 live/work units
- up to 4 non live/work space on ground floor

AYES: Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Chinchilla, Martin

Adjournment: 4:25 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON JUNE 25, 1998

ACTION: Approved as drafted

AYES: Chinchilla, Theoharis, Mills Hills, Martin

ABSENT: Antenore, Joe

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MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JUNE 18, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

AUG 24 1998

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PRESENT: Chinchilla, Theoharis, Hills, Joe, Martin, Mills
ABSENT: Antenore

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert PASSMORE -
Zoning Administrator, Gene Coleman - Acting Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.313D (WASHINGTON)
378 DIAMOND STREET, west side between 20th and 21st Streets, Lot 014 in
Assessor's Block 2750 -- Request for Discretionary Review of Building Permit
Application No. 9803972, proposing to construct a new second-story addition to
an existing single-family residence in a RH-2 (House, Two-Family) District.
(Proposed for Continuance to June 25, 1998)

SPEAKERS: None

ACTION: Approved as proposed

AYES: Chinchilla, Theoharis, Hills, Joe, Martin, Mills

ABSENT: Antenore

2. 98.410D/DD (SMITH)
483 HOFFMAN AVENUE, east side between 24th and 25th Streets, Lot 017 in
Assessor's Block 6503 -- Request for Discretionary Review of Building Permit
Application No. 9802525, proposing to fill in under a "pop-out" section
approximately 22 feet above grade and to construct a rear deck in a RH-2
(House, Two-Family) District.
(Proposed for Continuance to July 9, 1998)

SPEAKERS: None

ACTION: Approved as proposed

JUNE 18, 1998

AYES: Chinchilla, Theoharis, Hills, Joe, Martin, Mills

ABSENT: Antenore

3. 98.287C

(NICHOL)

492 BROADWAY, north side of Broadway between Kearney and Montgomery Streets, Lots 16, 17, and 18 in Assessor's Block 144 -- Request for Conditional Use authorization under Sections 121.2 and 714.21 of the Planning Code to allow a full-service restaurant with a gross floor area of 4,870 square feet, within the Broadway Neighborhood Commercial District and a 65-A Height and Bulk District.

(Proposed for Continuance to July 9, 1998)

SPEAKERS: None

ACTION: Approved as proposed

AYES: Chinchilla, Theoharis, Hills, Joe, Martin, Mills

ABSENT: Antenore

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKERS: Anastia Yovanopoulos

Re: Construction on 24th Street near Church

Jeremy Paul

Re: 33rd Avenue Case and DBI

John Bardis

Re: Response to Jeremy Paul

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption of Minutes from 6/4/98.

ACTION: Approved as drafted

JUNE 18, 1998

AYES: Chinchilla, Theoharis, Joe, Mills**ABSENT:** Antenore, Hills, Martin**D. DIRECTOR'S REPORT****5. DIRECTOR'S ANNOUNCEMENTS****None****6. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS****None****E. CONSENT CALENDAR/UNCONTESTED CASES**

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item.

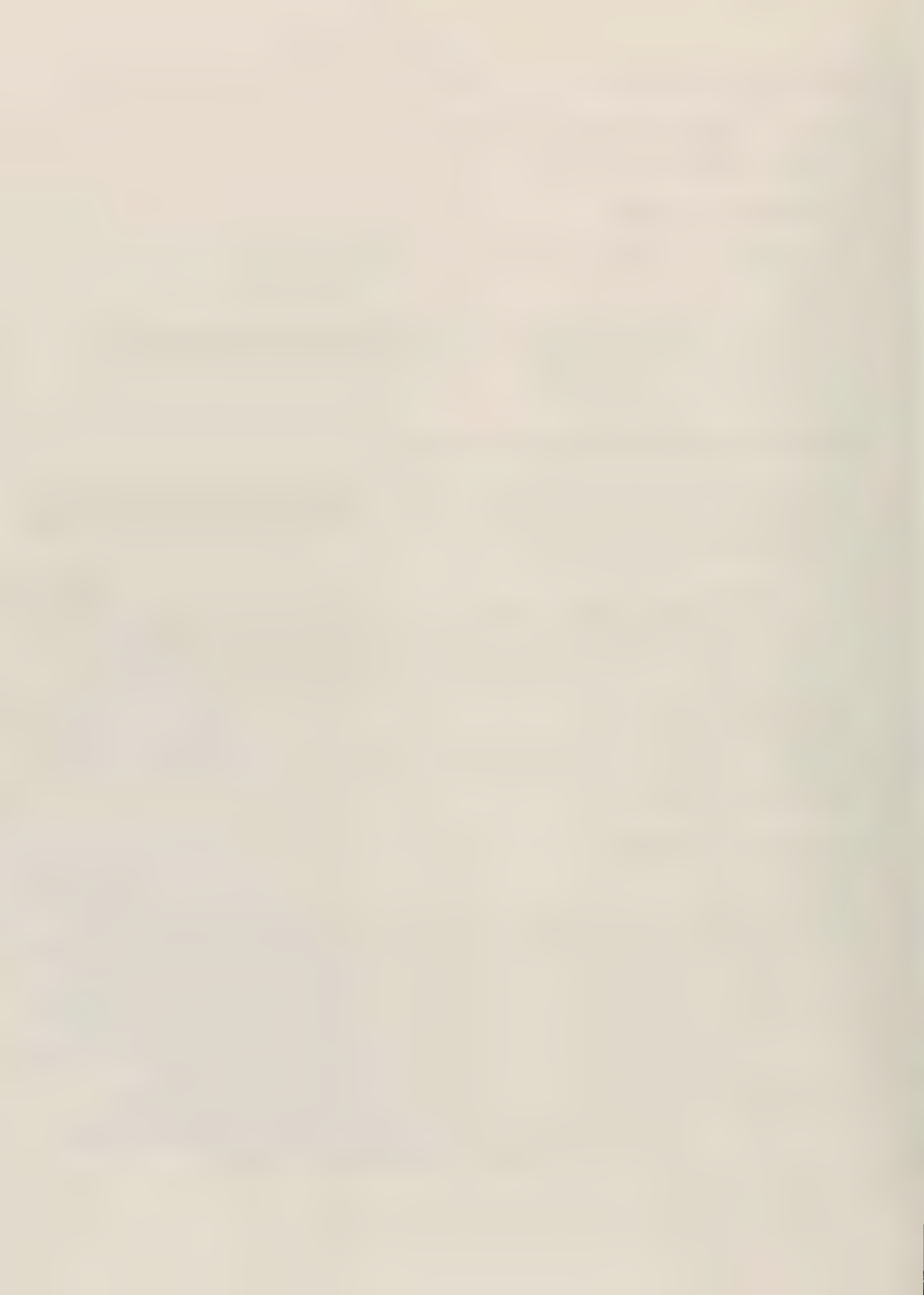
7. 97.499Q (FALLAY)
987-97 - 14TH STREET, south side between Castro and Noe Streets; Lot 72A in Assessor's Block 3540, six unit residential condominium conversion subdivision in an RH-3 (House, three-family) District.

SPEAKERS: None**ACTION:** Approved**AYES:** Chinchilla, Theoharis, Hills, Joe, Martin, Mills**ABSENT:** Antenore**MOTION No.:** 14643**F. REGULAR CALENDAR**

8. 98.155ET (MONTAÑA)
24th/NOE FOOD SERVICE AMENDMENT: Consideration of a proposal to amend Planning Code Sections 728 and 703.2 to prohibit specialty grocery and retail coffee stores and accessory take-out food service use associated with these stores in the 24th Street/Noe Valley Neighborhood Commercial District. Currently, specialty grocery and retail coffee stores are defined in Planning Code Section 790.102 as "Other Retail Sales and Services" which is a general retail category permitted in all Commercial and industrial districts.

SPEAKERS: Tricia Hollenberg, Terri Harte, Jean Amos, Claire Pilcher, Suzanne Racliffe, Yvonne Borg, Eleanore Gerhardt, Harry Stern, John Bruun, Drone Barrett, Bill Barrett

ACTION: Approved**AYES:** Chinchilla, Theoharis, Hills, Joe, Martin, Mills



ABSENT: Antenore

MOTION No.: 14644

9a. 97.358CV

(ANDRADE)

105 MILES STREET; Lot 54 in Assessor's Block 243; north east corner of Miles Street and California Streets;- Request for Conditional Use Authorization to add approximately 6154 square feet of floor area to an existing recreational facility presently containing approximately 7794 square feet, per Section 238, in the RM-4 (Residential, Mixed, High Density) District, the Nob Hill Special Use District and the 65-A Height and Bulk District. The Zoning Administrator will conduct a **joint hearing** on a request for a Variance from parking requirements.

SPEAKERS: Walter O'Harie, Joe Brown, Mark Rosentein, Bruce Anderson, Kevin Jernigan, Lynette Crane, Ruth C. Jacobs, Jack Hornor, Martin Vierjahan, Jerladine Gotera, Colleen Hollisy, Victoria Archlow-Debro, David Ronce, Anne Ronce, Deboarh Blackburn, Carole A. Obley, Jim McCormick, Tho On, Mike Martusello, Simone Blatner, Owen O'Donnell, Gene Gillis, Steve Lau, Dwight James Simpson, Brian Guan, Alexandra Crichlow, Marianne Rothe, Dexter Louie, Paul Seipp, Paul S. Saint-Pierre, John Hussey, Anthony Y. Kelly

ACTION: Continued to 8/20/98

AYES: Chinchilla, Theoharis, Hills, Joe, Martin, Mills

ABSENT: Antenore

9b. 97.358CV

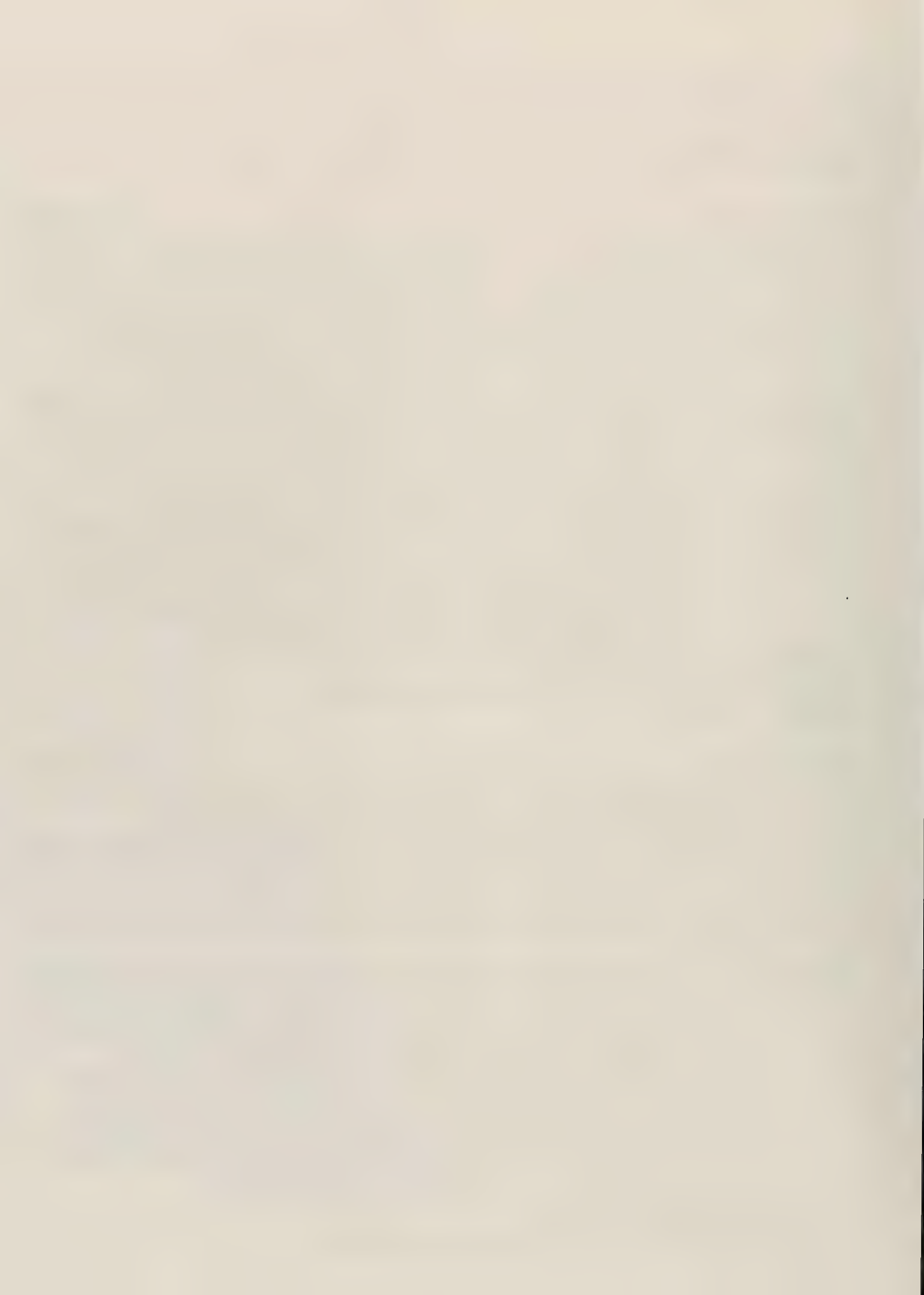
(ANDRADE)

105 MILES STREET, Lot 54 in Assessor's Block 243; north east corner of Miles Street and California Streets; in the RM-4 (Residential, Mixed, High Density) District, the Nob Hill Special Use District and the 65-A Height and Bulk District. **PARKING VARIANCE SOUGHT:** The proposal will provide four off-site, off-street parking spaces through a month-to-month lease where four, permanent, off-street, parking spaces are required per Planning Code Sections 151 and 159.

SPEAKERS: Walter O'Harie, Joe Brown, Mark Rosentein, Bruce Anderson, Kevin Jernigan, Lynette Crane, Ruth C. Jacobs, Jack Hornor, Martin Vierjahan, Jerladine Gotera, Colleen Hollisy, Victoria Archlow-Debro, David Ronce, Anne Ronce, Deboarh Blackburn, Carole A. Obley, Jim McCormick, Tho On, Mike Martusello, Simone Blatner, Owen O'Donnell, Gene Gillis, Steve Lau, Dwight James Simpson, Brian Guan, Alexandra Crichlow, Marianne Rothe, Dexter Louie, Paul Seipp, Paul S. Saint-Pierre, John Hussey, Anthony Y. Kelly

ACTION: Continued to 8/20/98

AYES: Chinchilla, Theoharis, Hills, Joe, Martin, Mills



ABSENT: Antenore

10. 97.629C (FALLAY)

300 GOUGH STREET, a through lot fronting on Gough Street on the west side, on Linden Street to the north, and Fell Street to the south: Lot 008 in Assessor's Block 816 -- Request for Conditional Use authorization to develop a site in excess of 10,000 square feet and a use size in excess of 3,000 square feet by constructing a four-story over a sub-level garage, mixed commercial and residential building within Hayes-Gough Neighborhood Commercial District and 50-X Height and Bulk District.

(Continued from Regular Meeting of June 11, 1998)

NOTE: On 3/26/98 following testimony, the Commission closed public hearing and continued this matter to 5/7/98 by a vote of +5 -0.

Commissioners Joe and Martin absent.

Note: On 5/14/98 the Commission passed a motion of intent to disapproved by a vote of +5 -0. Commissioners Mills and Joe absent.

Note: On 5/21/98, the Commission acknowledged they had not allowed new information to be presented and continued this matter to 6/11/98. The public hearing will be held on new information presented only.

SPEAKERS: John Caldwell, George Groan

ACTION: Approved as amended:

1. Housing:

- Rental
 - a. All residential units excluding the three units designated as affordable (Below-Market-Rate or "BMR") units shall be rental units for no less than 10 years. The three units designated as affordable units shall be rental units for 50 years.
- Affordability

This restriction shall apply for a period of fifty (50) years from the date of the issuance of Certificate of Occupancy by the Department of Building Inspection.

3. Transportation:

- b. All delivery trucks to the retail space shall turn off their engines during delivery, which shall take place inside the garage. All deliveries by trucks not under Walgreen's control shall be limited to the hours of 6:30 a.m. to midnight. Deliveries by semi-truck under Walgreen's control shall be further limited to the hours of 8:00 p.m. to midnight. Semi-trucks under Walgreen's control shall access the garage from Linden Street and exit onto Fell Street.

4. General:

- 6. Failure to comply with Condition Nos. 3(b) and 4(c) would be considered a violation, subject to a fine of \$10,000.00 payable into the Mayor's Affordable Child Care Fund.

NOTE: At the hearing of 8/5/98, Commissioner Chinchilla suggested that

this modification was not part of the conditions of approval. Upon further review, it was determined that this modification was indeed part of the modifications to the conditions of approval, and should remain listed as such in these minutes.

AYES: Chinchilla, Theoharis, Joe, Martin, Mills

NOES: Hills

ABSENT: Antenore

MOTION No.: 14645

11. 98.274C (GORDON)

1401-18TH STREET, south side between Missouri and Connecticut Streets, lot 01 in Assessor's Block 4036 - Request for a Conditional use Authorization to eliminate a required off-street parking space per Planning Code Section 161(j), in order to install an automatic teller machine (ATM), in an existing garage space, within a NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of June 11, 1998)

SPEAKERS: Luther Greulich, Noe Hyman, B. Schmender, Kenneth Overholt, Charles Patton

ACTION: Intent to disapprove

AYES: Chinchilla, Hills, Joe, Martin, Mills

ABSENT: Antenore, Theoharis

12. 98.105C (HING)

300 GAVEN STREET, north side at Boylston Street; Lot 01 in Assessor's Block 5846 and Lot 32 in Assessor's Block 5847. Request for authorization of Conditional Use to expand an existing private elementary school on The San Francisco School property under Section 209.3 (g) of the Planning Code in an RH-1 (Residential, House, One-Family) and 40-X Height and Bulk District.

SPEAKERS: Penny Sarmiento, Karen Goodkin, Dolores Elkin, Peter Fuentes-Afflick, Helene Wright, Monica Herbert, Brian McCarthey, Esperanza Martinez, Emily Huang, Ravi Anand, Terry Edeli

ACTION: Approved as amended:

3. The operator or staff shall monitor drop-off and pick-up of students to discourage double parking and excessive noise. Notices shall be sent to parents on a quarterly basis requesting no double parking in front of the building.
5. The Applicant/Project Sponsor shall appoint a community liaison to deal with such issues as parking and other related matters of concern to nearby residents. The Applicant shall report the name and telephone number of the liaison to residents within a 150-foot radius and the Zoning Administrator for reference. The Project Sponsor shall provide a year-end report on parking and related issues for review by Planning staff by

JUNE 18, 1998

January 30, 1999 and a second report by July 30, 1999.

AYES: Chinchilla, Hills, Joe, Martin, Mills

ABSENT: Antenore, Theoharis

MOTION No.: 14646

AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

13. 98.307D (SMITH)

2425 HYDE STREET, west side between Chestnut and Francisco Streets, Lot 002 in Assessor's Block 0047 -- Request for Discretionary Review of Building Permit Application No. 9725734, proposing to merge a four-unit building into a single-family dwelling in a RH-3 (House, Three-Family) District.

(Continued from Regular Meeting of June 4, 1998)

SPEAKERS: None

ACTION: Continued to 6/25/98

AYES: Chinchilla, Hills, Joe, Martin, Mills

ABSENT: Antenore, Theoharis

14. 98.222D (ALVIN)

135 MIGUEL STREET, north side between Fairmount and Laidley Streets, Lot 010 in Assessor's Block 6683 -- Request for Discretionary Review of Building Permit Application Nos. 9800270 and 9800271, proposing to demolish two structures and construct a new three-story, single-family dwelling in a RH-1 (House, One-Family) District.

(Continued from Regular Meeting of June 11, 1998)

SPEAKERS: None

ACTION: Continued to 6/25/98

AYES: Chinchilla, Hills, Joe, Martin, Mills

ABSENT: Antenore, Theoharis

15. 98.334D (WASHINGTON)

381 DOUGLASS STREET, east side between 19th and 20th Streets, Lot 028 in Assessor's Block 2699 -- Request for Discretionary Review of Building Permit Application No. 9804634, proposing to construct a second- and third-story addition off the rear of the house in a RH-2 (House, Two-Family) District.

SPEAKERS: Robb Wall, Chris Westergaard, Tom Simlock, Alberto Orsuin, Effie Curlock

ACTION: Take D.R. and modify the project

AYES: Chinchilla, Hills, Joe, Martin, Mills

ABSENT: Antenore, Theoharis

16. 98.350D/DD (KEYLON)

2646 BRODERICK STREET, east side between Green and Vallejo Streets, Lot

014 in Assessor's Block 0954 -- Request for Discretionary Review of Building Permit Application No. 9806740, proposing to construct a two-story addition at the rear of an existing two-story, single-family dwelling in a RH-1 (House, One-Family) District.

SPEAKERS: Janet Raintree, Terry Louertein, Joseph Welch, Don Keslsachorse, Margaret Rae, Marty Zwick, Liz Welch

ACTION: Approved

AYES: Chinchilla, Hills, Joe, Martin, Mills

ABSENT: Antenore, Theoharis

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON AUGUST 6, 1998..

ACTION: Approved as amended/corrected: Item #10. 97.629C, 300 GOUGH STREET, condition #4. General: 6. Failure to comply with Condition Nos. 3(b) and 4(c) would be considered a violation, subject to a fine of \$10,000.00 payable into the Mayor's Affordable Child Care Fund.

NOTE: At the hearing of 8/6/98, Commissioner Chinchilla suggested that this modification was not part of the conditions of approval. Upon further review, it was determined that this modification was indeed part of the modifications to the conditions of approval, and should remain listed as such in these minutes.

AYES: Chinchilla, Antenore, Mills, Hills, Theoharis, Joe

ABSENT: Martin

Adjournment: 6:50 p.m.

980618

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JUNE 25, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

AUG 24 1998

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PRESENT: Chinchilla, Theoharis, Mills, Hills, Martin,
ABSENT: Antenore, Joe

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:37 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert PASSMORE -
Zoning Administrator, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.252C (MARTIN)
445 VALENCIA STREET, east side between 15th and 16th Streets, Lot 57 in Assessor's Block 3554 - Request for a Conditional Use Authorization to allow the relocation of an existing nonconforming liquor store within a retail grocery store per Planning Code Section 186.1 (c)(5) within the Valencia Street Neighborhood Commercial District and a 50-X Height and Bulk District, and the Mission Alcoholic Beverage Special Use Subdistrict.

(Proposed for Continuance to August 6, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Martin,

ABSENT: Antenore, Joe

2. 97.226D (ARCE)
2959 - 21ST AVENUE, west side between Sloat Boulevard and Ocean Avenue, Lot 004A in Assessor's Block 7205 - Request for Discretionary Review of Building Permit Application No. 9701592, proposing to add a new floor to the existing one-story over-basement single-family dwelling and the construction of interior partitions to create one social room, a laundry room, two bathrooms and one guest room in the basement area in an RH-1(D) (House, One-Family, Detached) District.
(Continued from Regular Meeting of January 22, 1998)

JUNE 25, 1998

(Proposed for Continuance to December 18, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Martin,

ABSENT: Antenore, Joe

3. 98.321C

(PURVIS)

3178 - 16TH STREET, north side between Guerrero and Valencia Streets; Lot 23 in Assessor's Block 3555: Request for Conditional Use Authorization under Section 726.41 of the Planning Code to allow a full-service restaurant with a bar, defined by Planning Code Sections 790.92 and 790.22, in the Valencia Street Neighborhood Commercial District, and a 40-X Height and Bulk district.

(Proposed for Continuance to July 9, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Martin,

ABSENT: Antenore, Joe

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKERS: None

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of Adoption of Minutes from 6/11/98.

ACTION: Approved as drafted

AYES: Chinchilla, Mills, Hills, Martin,

ABSENT: Antenore, Joe, Theoharis

D. DIRECTOR'S REPORT5. DIRECTOR'S ANNOUNCEMENTS

Budget outcome at BOS Finance Committee to this point: The Committee recommended that the Department be allowed to keep its funding--at least instructed the Budget Analyst (Mr. Harvey Rose) to meet the Department half way. Original proposal was \$8,877,368. The Board approved \$8,688,187 -- 20% over last year (or current fiscal year). This means a slight increase in fees and an approximate \$284,000 additional General Fund increase, allowing the Department to fill four new positions -- 2 in Environmental Review and 2 in Neighborhood Planning.

6. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

BOS: Mt. Sutro: The Board considered whether they would do anything about the structural requirements for the Tower, but then decided not to act on it, did not require it. However, the Mt. Sutro Corp. has decided that they will go forward with an analysis of the Tower.

7. (BAUMAN)

RESIDENCE ELEMENT ANNUAL EVALUATION. Informational presentation on citywide Housing performance, including a report on the current Office Affordable Housing Production Program. There will also be a presentation on the consultant work establishing nexus between jobs other than office jobs and housing.

SPEAKERS: John Bardis, Marsha Rosen, Judy West

ACTION: Continued to 7/9/98

AYES: Chinchilla, Theoharis, Mills, Hills, Martin,

ABSENT: Antenore, Joe

E. REGULAR CALENDAR

8. 97.678E (GITELMAN)

640 BATTERY STREET OFFICE BUILDING EXPANSION -- PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT. 640 Battery Street, between Pacific Avenue and Jackson Street; Assessor's Block 173, Lots 1 and 9. The proposed project would add three floors and about 93,500 sq. ft. of office space to the existing three-level office building at 640 Battery Street, for a total of approximately 213,500 sq. ft. of office use on the site. No off-street parking or loading areas are proposed. The proposed project would re-clad the existing building, which was constructed in 1926-37 and is "L" shaped, with facades on Pacific Avenue, Battery, Jackson, and Front Streets. The total

JUNE 25, 1998

height of the project would be about 84 feet.

NOTE: Written comments will be accepted until 5 PM June 25, 1998.

SPEAKERS: David Burnett, Tim Lawson, Jeffrey Shanon, Patt Ferrell, Roger Bruno, Mike Wildeman

ACTION: Meeting held. No action required at this time.

AYES: ~~Chinchilla, Theoharis, Mills, Hills, Martin,~~

~~**ABSENT:** Antenore, Joe~~

9. 98.335C (ZWIERZYCKI)
30 ONONDAGA (AKA 1875 ALEMANY BLVD), southeast corner of Onondaga Avenue and Alemany Boulevard, Lot 23 in Assessor's Block 6956 -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install up to a total of eight (8) panel antennas -- four (4) on the east and four (4) on the west side -- of the penthouse of an existing Pacific Bell switching office. A radio equipment shelter is proposed in the adjacent Pacific Bell parking lot located on the east side of the property as part of a wireless communication network in a NC-3 (Neighborhood Commercial, Moderate-Scale) District and a 65-A Height and Bulk District.

SPEAKERS: Joe Wyman

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Theoharis, Mills, Martin,

NOES: Hills

ABSENT: Antenore, Joe

MOTION No.: 14647

10. 98.317C (ZWIERZYCKI)
4516-4518 MISSION STREET, Lot 2 in Assessor's Block 3147, western side between Harrington Street and Santa Rosa Avenue-- Request for Conditional Use authorization under Section 712.43 of the Planning Code to allow a large self-service restaurant and bakery in the NC-3 (Neighborhood Commercial, Moderate-Scale) District.

SPEAKERS: Elsie Tanelli

ACTION: Approved with conditions as modified:

- all food and other items shall be delivered before 7 a.m. in the morning.
- the Project Sponsor shall be responsible for ensuring that steam cleaners clean the area in front of 4516 Mission Street at least once per month.

AYES: Chinchilla, Theoharis, Hills, Mills, Martin,

ABSENT: Antenore, Joe

MOTION No.: 14648

11. 98.237C (WANG)
2970 - 25TH AVENUE (Janet's Residential Facility for the Elderly), east side between Ocean Avenue and Sloat Boulevard; Lot 8B in Assessor's Block 7208 -

JUNE 25, 1998

- Request for a Conditional Use authorization to expand an existing six-bed Residential Care Facility to an eight-bed facility, pursuant to Section 209.3(c) of the Planning Code, in an RH-1(D) (Residential, House, One-Family, Detached Dwellings) District and a 40-X Height and Bulk District.

SPEAKERS: Tom Polke, Philip England, Elsie Tanelli, Mary Magee, Mrs. Benita

ACTION: Approved with conditions as modified:

1. plans involve no horizontal; or vertical expansion of the existing dwelling

AYES: Chinchilla, Theoharis, Hills, Mills, Martin,

ABSENT: Antenore, Joe

MOTION No.: 14649

12. 98.080C

(BEATTY)

4314 CALIFORNIA STREET, north side between 5th and 6th Avenues; Lot 14 in Assessor's Block 1365: -- Request for Conditional Use Authorization under Section 710.48 of the Planning Code to allow live entertainment (defined as "Other Entertainment" in Section 790.38 of the Planning Code) at an existing full-service restaurant and bar in an NC-1 (Neighborhood Commercial, Cluster) District and a 40-X Height and Bulk District.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Theoharis, Hills, Mills, Martin,

ABSENT: Antenore, Joe

MOTION No.: 14650

13. 98.296C

(WASHINGTON)

3600-16TH STREET, Lot 015 in Assessor's Block 3561, bounded by Noe Street to the east, and Castro Street to the west. - Request for a Conditional Use authorization under Section 790.91 of the Planning Code relating to the expansion of an existing small self service restaurant by merging two existing food establishments resulting in a total interior area of 968 square feet, 30 interior seats, and 8 exterior seats in front of the restaurant. This property is located within the Upper Market Neighborhood Commercial District.

SPEAKERS: Giancarlo Maranghi

ACTION: Approved with conditions as modified:

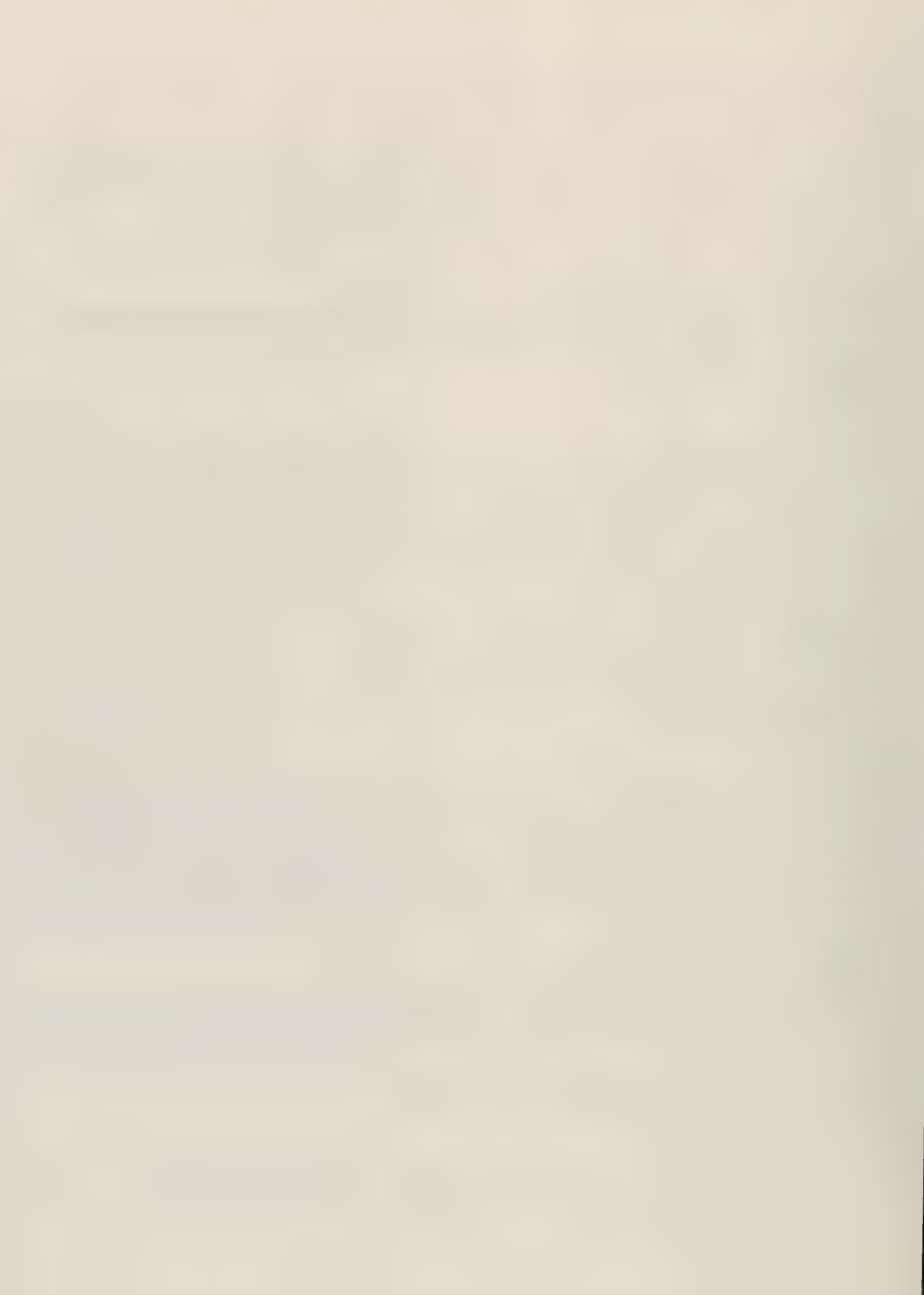
7. The Project Sponsor shall be responsible for ensuring that street sidewalk steamed cleaners clean the area in front the 3600-16th Street at least once per month.

AYES: Chinchilla, Theoharis, Mills, Martin,

ABSENT: Antenore, Joe

MOTION No.: 14651

AT APPROXIMATELY 4:40 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.



JUNE 25, 1998

14. 98.313D (WASHINGTON)
378 DIAMOND STREET, west side between 20th and 21st Streets, Lot 014 in Assessor's Block 2750 -- Request for Discretionary Review of Building Permit Application No. 9803972, proposing to construct a new second-story addition to an existing single-family residence in a RH-2 (House, Two-Family) District.
 (Continued from Regular Meeting of June 18, 1998)

SPEAKERS: Kay Klumba, Susan Southwick, Jon Sesspari, Ann Buel, Vessu Mak

ACTION: No D.R. Approved as proposed:

AYES: Chinchilla, Theoharis, Hills, Mills

ABSENT: Antenore, Joe, Martin

15. 98.226D (WASHINGTON)
571 JERSEY STREET, south side between Diamond and Douglass Streets, Lot 033 in Assessor's Block 6540 -- Request for Discretionary Review of Building Permit Application No. 9722606, proposing to construct a third-level bedroom suite and roof deck to an existing two-story, single-family residence in a RH-2 (House, Two-Family) District.
 (Continued from Regular Meeting of June 4, 1998)

SPEAKERS: Kirk Werner, Alex Schwed, Steven Antenoris

ACTION: No D.R. Approved as proposed

AYES: Chinchilla, Theoharis, Hills, Mills

ABSENT: Antenore, Joe, Martin

16. 98.307D (SMITH)
2425 HYDE STREET, west side between Chestnut and Francisco Streets, Lot 002 in Assessor's Block 0047 -- Request for Discretionary Review of Building Permit Application No. 9725734, proposing to merge a four-unit building into a single-family dwelling in a RH-3 (House, Three-Family) District.
 (Continued from Regular Meeting of June 18, 1998)

SPEAKERS: None

ACTION: Continued to 7/9/98

AYES: Chinchilla, Theoharis, Hills, Mills

ABSENT: Antenore, Joe, Martin

17. 98.222D (ALVIN)
135 MIGUEL STREET, north side between Fairmount and Laidley Streets, Lot 010 in Assessor's Block 6683 -- Request for Discretionary Review of Building Permit Application Nos. 9800270 and 9800271, proposing to demolish two structures and construct a new three-story, single-family dwelling in a RH-1 (House, One-Family) District.
 (Continued from Regular Meeting of June 18, 1998)

SPEAKERS: Brian Forster

JUNE 25, 1998

ACTION: Take D.R. Approved with staff recommendations:

- 1.) The gross floor area of the dwelling shall not exceed 2,300 square feet.
- 2.) The windows on the second and third floors of the "south elevation" shall be at five feet above the finished floor level.
- 3.) The approved plan shall include a 34 foot long, eight foot high fence (six foot solid with a tow foot lattice top) along the southeast side property line beginning 18 feet from the front property line.

AYES: Chinchilla, Theoharis, Hills, Mills

ABSENT: Antenore, Joe, Martin

18. 98.506D/DD (BANALES)
1415 INDIANA STREET, east side between 25th and 26th Streets, Lot 017 in Assessor's Block 4293 -- Request for Discretionary Review of Building Permit Application No. 9724661, proposing to construct 18 live/work units and 18 parking spaces on a vacant lot in a M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of June 11, 1998)

DISCRETIONARY REVIEW REQUEST WITHDRAWN

19. 98.377D (MILLER)
1 LA AVANZADA STREET (AKA 250 PALO ALTO AVENUE), SUTRO TOWER, Lot 003 in Assessor's Block 2724 -- Request for Discretionary Review of Building Permit Application No. 9805770, proposing to construct three new concrete pads outside of existing building and two new rooftop enclosures for installation of broadcasting equipment in a RH-1(D) (House, One-Family, Detached) District.
(Continued from Regular Meeting of June 11, 1998)

SPEAKERS: Christine Linnebach, Brian Foster, Steven Williams, Robert McCarthy

ACTION: No D.R. Approved as proposed

AYES: Chinchilla, Theoharis, Hills, Mills

ABSENT: Antenore, Joe, Martin

Adjournment: 5:50 p.m.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON AUGUST 6, 1998.

ACTION: Approved as amended/corrected:

- THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:37 P.M.

- #5. DIRECTOR'S ANNOUNCEMENTS

Budget outcome at BOS Finance Committee to this point: The Committee recommended that the Department be allowed to keep its funding--at least instructed the Budget Analyst (Mr. Harvey Rose) to

meet the Department half way. Original proposal was \$8,877,368. The Board approved \$8,688,187 -- 20% over last year (or current fiscal year budget). This means a slight increase in fees and an approximate \$284,000 additional General Fund increase, allowing the Department to fill four new positions -- 2 in Environmental Review and 2 in Neighborhood Planning.

6. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

BOS: Mt. Sutro: The Board considered whether they would do anything about the structural requirements for the Tower then decided not to act on it, did not require it. However, the Mt. Sutro Corp. has decided that they will go forward with an analysis of the Tower.

- #8 97.678, ACTION: Meeting held. No action required at this time.

AYES: Chinchilla, Theoharis, Mills, Hills, Martin,

ABSENT: Antenore, Joe

- #13. ACTION: Approved with conditions as modified:

Condition #7. The Project Sponsor shall be responsible for ensuring that ~~street sidewalk~~ steamed cleaners clean the area in front the 3600-16th Street at least once per month.

AYES: Chinchilla, Antenore, Mills, Hills, Theoharis, Joe

ABSENT: Martin



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING, ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

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JUN 25 1998

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NOTICE OF CANCELLATION

PLANNING COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
REGULAR MEETING
THURSDAY,
JULY 2, 1998

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for Thursday, July 2, 1998 had been canceled. The next Regular Meeting of the Planning Commission will be held on Thursday, July 9, 1998.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	HECTOR J. CHINCHILLA
VICE-PRESIDENT	ANITA THEOHARIS
COMMISSIONER	DENNIS A. ANTENORE
COMMISSIONER	RICHARD HILLS
COMMISSIONER	CYNTHIA JOE
COMMISSIONER	LAWRENCE B. MARTIN
COMMISSIONER	BEVERLY J. MILLS

GERALD GREEN, DIRECTOR OF PLANNING
ROBERT PASSMORE, ZONING ADMINISTRATOR
LINDA AVERY, COMMISSION SECRETARY

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JULY 9, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

AUG 24 1998

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PRESENT: Theoharis, Hills, Joe, Mills
ABSENT: Chinchilla, Antenore, Martin

THE MEETING WAS CALLED TO ORDER BY VICE-PRESIDENT THEOHARIS AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert PASSMORE - Zoning Administrator, Roger Herrera, Paul Rosetter, Susana Montaña, Hilary Gitelman, Amit Ghosh, Steven Shotland, Alice Glasner, Grace Hing, Paul Deutsch, Jason Smith, Linda Avery - Commission Secretary.

A. ITEMS TO BE CONTINUED

1. 98.333C (ALVIN)
668 VERMONT STREET, northwest corner of Vermont Ave and 19th Street, Lot 1E in Assessor's Block 4028: Request for Conditional Use authorization to establish a small self-service restaurant under Section 710.44 of the Planning Code where previously a grocery store existed as a Limited Commercial Use (LCU) complying with the use limitations of the NC-1 District within the RH-3 (Residential House Three-Family District) and 40-X Height and Bulk District.
(Proposed for Continuance to July 16, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Theoharis, Hills, Joe, Mills

ABSENT: Chinchilla, Antenore, Martin

2. (BAUMAN)
RESIDENCE ELEMENT ANNUAL EVALUATION. Informational presentation on citywide Housing performance, including a report on the current Office Affordable Housing Production Program. There will also be a presentation on the consultant work establishing nexus between jobs other than office jobs and housing.
(Continued from Regular Meeting of June 25, 1998)

(Proposed for continuance to August 13, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Theoharis, Hills, Joe, Mills

ABSENT: Chinchilla, Antenore, Martin

3. 98.794E

(NAVARRETE)

555 FLORIDA STREET/2828 18TH STREET: APPEAL OF THE PRELIMINARY
NEGATIVE DECLARATION.

The proposed project would reuse three vacant buildings for 64 live/work units with below grade parking. The buildings were part of the former Best Foods industrial facility (Assessor's Block 4017/Lots 2, 3, 4 and 5). The existing four lots would be merged into one parcel and re-subdivided into four parcels with different configurations. The four-story plus basement 555 Florida Street building with approximately 41,500 gross square feet, would contain 17 live/work units and about 12 parking spaces below grade with ingress and egress on Florida Street. The two three- to four-story buildings plus basement at 2828 18th Street, consist of approximately 101,850 gross square feet, and would contain 47 live/work units and 49 basement parking spaces with ingress and egress on 18th Street. The exterior dimensions of these buildings would not be changed. The primary pedestrian entrance for both buildings would be through a courtyard on Florida Street. The project is located in a M-1 (light industrial) Zoning District and a 50-X height and bulk district.

(PROPOSED FOR CONTINUANCE TO AUGUST 27, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Theoharis, Hills, Joe, Mills

ABSENT: Chinchilla, Antenore, Martin

4. 97.309E

(WONG)

147-151 Minna Street. APPEAL OF PRELIMINARY NEGATIVE

DECLARATION. San Francisco Museum of Modern Art Parking Garage; south side of Minna Street, north side of Natoma Street, between Third and New Montgomery Streets; Lot 79 in Assessor's Block 3722; within a C-3-O (Downtown Office) Use District and a 350-S Height and Bulk District. Appeal of the Preliminary Negative Declaration for the proposed construction of a 7-1/2 story, approximately 75-foot-tall (plus parapet), 405-stall public parking garage adjacent to the east side of the existing San Francisco Museum of Modern Art (MOMA), on the site of an existing 68-space surface parking lot with frontage on both Minna and Natoma Streets. Approximately 335 net new parking spaces would be provided.

(Proposed for continuance to August 27, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Theoharis, Hills, Joe, Mills

ABSENT: Chinchilla, Antenore, Martin

5. 98.307D (SMITH)
2425 HYDE STREET, west side between Chestnut and Francisco Streets, Lot 002 in Assessor's Block 0047 -- Request for Discretionary Review of Building Permit Application No. 9725734, proposing to merge a four-unit building into a single-family dwelling in a RH-3 (House, Three-Family) District.
(Continued from Regular Meeting of June 25, 1998)
DISCRETIONARY REVIEW REQUEST HAS BEEN WITHDRAWN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKERS: Patricia Vaughey
Re: 2780 Filbert Street - D.R.

C. COMMISSIONERS' QUESTIONS AND MATTERS
None**D. DIRECTOR'S REPORT**

- DBI joint hearing status report
- Bridge across Geary by Kaiser - Art Commission has changed the design
- Status report on the Best Food site.

6. DIRECTOR'S ANNOUNCEMENTS**7. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS**

BOS: Landmark Golden Gate Bridge

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --Public Hearing Closed

8. 98.274C (GORDON)
1401-18TH STREET, south side between Missouri and Connecticut Streets, lot 01 in Assessor's Block 4036 - Request for a Conditional use Authorization to eliminate a required off-street parking space per Planning Code Section 161(j), in order to install an automatic teller machine (ATM), in an existing garage space, within a NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of June 11, 1998)

NOTE: On June 18, 1998, following testimony, the Commission closed the public hearing and passed a motion of intent to disapprove by a vote of +5 -0. Commissioners Antenore and Theoharis were absent.

SPEAKERS: None

ACTION: Without hearing, continued to 7/16/98

AYES: Theoharis, Hills, Joe, Mills

ABSENT: Chinchilla, Antenore, Martin

F. REGULAR CALENDAR

9. 98.242ET (ROSETTER)
NORTH OF MARKET MASSAGE AMENDMENT, Consideration of a proposal to amend Planning Code Sections 183, 209.8, 218.1 and 249.5 to prohibit massage establishments in the North of Market Residential Special Use District except those accessory to institutions and those accessory to gyms and other uses that provide instruction or training in body development. The amendment would provide "good neighbor" standards for all new massage establishments or those changing ownership in the RC (Residential Commercial Combined) Districts, C-1 (Neighborhood Shopping) Districts, C-2 (Community Business) Districts, C-3 (Downtown Commercial) Districts, CM (Heavy Commercial) Districts, M-1 (Light Industrial) Districts and M-2 (Heavy Industrial) Districts and would change from six months to three months the period of time that existing nonconforming massage establishments in these districts can be vacant without losing their entitlement to continue under previous standards. [Note: The C-1 (Neighborhood Shopping) District is a "paper" district that is no longer mapped. The amendment would not change the provisions for the NCD (Neighborhood Commercial) Districts.]

SPEAKERS: Supervisor Leland Yee, Captain John Halbroke, Sarg. Mike Lawson, Sarg. Tom Newslan, Sarg. Ann Mannix, Naomi Akeb, Marvin Warren, Robert Garcia, Philip Faight, Christopher Scott, Ana B. Arguello, Vikki Vlazakis, Maria Riley, Angelique Cassidy, John Goldberg, Marvis J. Phillips, Philip Nguyen, Garrett Jenkins, Bill Ng, Jim Thompson, Tomas Lee

ACTION: Approved

AYES: Theoharis, Hills, Joe, Mills

ABSENT: Chinchilla, Antenore, Martin

RESOLUTION No.: 14652

10. 98.280ET

(ROSETTER)

BICYCLE TRANSIT ENHANCEMENT PLAN. Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Section 155.1 to clarify definition of and obligations of the responsible City official and the landlord regarding the provision of bicycle facilities in or for building space leased to the City and deleting obsolete implementation schedule provisions. The amendment would add Section 155.2 to require bicycle parking in privately-owned and City-owned parking garages, and would add Section 155.3 to require shower and locker facilities be provided in or for new buildings and buildings undergoing major expansion. Planning Code Section 155(j) already requires bicycle spaces in required accessory auto parking facilities. There is no auto parking requirement for uses other than residential use in the C-3 (Downtown Commercial) Districts, so no bicycle parking is required or would be required by this amendment in downtown buildings except in residential buildings and buildings primarily used as parking garages.

SPEAKERS: Steven Willis

ACTION: Continued to 7/23/98

AYES: Theoharis, Hills, Joe, Mills

ABSENT: Chinchilla, Antenore, Martin

11. 95.243E

(GLASNER)

GOLDEN GATE PARK MASTER PLAN AMENDMENT- - Certification of Final Environmental Impact Report. The Golden Gate Park Master Plan is a comprehensive planning document that includes general policies and management strategies to guide continued maintenance of the park infrastructure as well as future changes to facilities and landscapes. Specific near-term projects, long-term projects, and studies leading to future actions are also described there. The EIR analyzes policies and actions proposed in the Master Plan that could result in physical changes to the environment. Note: The period of receipt of comments on this document closed on May 28, 1997. The Planning Commission held a public hearing to receive testimony on the Draft EIR on May 22, 1997. No testimony will be taken at this meeting.

SPEAKERS: None

ACTION: Approved

AYES: Theoharis, Hills, Joe, Mills

ABSENT: Chinchilla, Antenore, Martin

MOTION No.: 14653

12. 95.243B (SHOTLAND)

GENERAL PLAN REFERRAL ON THE DRAFT GOLDEN GATE PARK MASTER PLAN

SPEAKERS: None

ACTION: Approved

AYES: Theoharis, Hills, Joe, Mills

ABSENT: Chinchilla, Antenore, Martin

RESOLUTION No.: 14654

13. 98.287C (NICHOL/ANDRADE)

492 BROADWAY, north side of Broadway between Kearney and Montgomery Streets, Lots 16, 17, and 18 in Assessor's Block 144 -- Request for Conditional Use authorization under Sections 121.2 and 714.21 of the Planning Code to allow a full-service restaurant with a gross floor area of 4,870 square feet, within the Broadway Neighborhood Commercial District and a 65-A Height and Bulk District.

(Continued from the Regular Meeting of June 18, 1998)

SPEAKERS: Ray Fogala, Daon Defina, Lloyd Foggiatt

ACTION: Approved with conditions as proposed

AYES: Theoharis, Hills, Joe, Mills

ABSENT: Chinchilla, Antenore, Martin

MOTION No.: 14655

14. 98.086C (MILLER)

3006 - 26TH STREET, northwest corner at Florida Street, Lot 17 in Assessor's Block 4272 -- Request for authorization of a **CONDITIONAL USE** for **EXPANSION** of a **RESIDENTIAL CARE FACILITY** from 16 to 26 residents in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

SPEAKERS: Judy Berkowitz, Joyce Griffin

ACTION: Continued to 7/23/98

AYES: Theoharis, Hills, Joe, Mills

ABSENT: Chinchilla, Antenore, Martin

15. 98.391C (HING)

1233 VICENTE STREET, south side, between 23rd and 24th Avenues, Lot 44 in Assessor's Block 2473. Request for authorization of Conditional Use to establish a church parsonage, library and administrative offices, defined as Other Large Institution, Religious Facility, under Section 790.50 (d) of the Planning Code for an existing church across the street from the proposed site and for a reduction in the required parking for the parsonage as required by Sections 151 and 161 (j) in an NC-1 (Neighborhood Commercial Cluster) and 40-X Height and Bulk District.

SPEAKERS: Nancy Wuerfel, Mary Ann Miller, Rev. Duane Adamson, Peter Lum, Rose Tsai, Henry Ho, Anna Lin, Philip Wong, Julie Wong,

Henry Leong, Isabel Yu, William Ng, Edith McMillan, Yim Lee, Catherine Hong, Jeff Wong

ACTION: Approved with conditions as modified: add language that the church is to establish a neighborhood liaison.

AYES: Theoharis, Hills, Joe, Mills

ABSENT: Chinchilla, Antenore, Martin

MOTION No.: 14656

AT APPROXIMATELY 4:30 5:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

16. 98.410D/DD (SMITH)

483 HOFFMAN AVENUE, east side between 24th and 25th Streets, Lot 017 in Assessor's Block 6503 -- Request for Discretionary Review of Building Permit Application No. 9802525, proposing to fill in under a "pop-out" section approximately 22 feet above grade and to construct a rear deck in a RH-2 (House, Two-Family) District.

(Continued from Regular Meeting of June 18, 1998)

SPEAKERS: Brett Gladstone, David Gillman, Susan Silvestrom, David Gellman, Kathryn Lenhart, Christopher O'Connor, Khris Louy, Gene Geisler, Scott Williams, David Burness

ACTION: No D.R. Approved as proposed

AYES: Theoharis, Hills, Joe, Mills

ABSENT: Chinchilla, Antenore, Martin

17. 98.425D (PURVIS)

190 BREWSTER STREET, west side between Esmeralda Avenue and Rutledge Street, Lot 027 in Assessor's Block 5556 -- Request for Discretionary Review of Building Permit Application No. 9724579, proposing to demolish the existing structure and replace it with a new single-family dwelling in a RH-1 (House, One-Family) District.

SPEAKERS: Bob Prentis, Pat Fellowes, Terry Milne

ACTION: No D.R. Approved as proposed

AYES: Theoharis, Hills, Joe, Mills

ABSENT: Chinchilla, Antenore, Martin

18. 98.463D/DDD (KEYLON)

2067-69 GREEN STREET, south side between Buchanan and Webster Streets, Lot 023 in Assessor's Block 0556 -- Request for Discretionary Review of Building Permit Application No. 9806105, proposing to extend the fourth floor at the rear, construct rear yard decks, and add a skylight at the top floor at the front of a four-story, four-unit building in a RH-2 (House, Two-Family) District.

SPEAKERS: Paul Newman, Robert Domerauel, Linda Mjellem, Steven Antoneraos, Hilda Lai

ACTION: No D.R. Approved as modified:

- a flat roof at the rear of 4th floor extension.
- front skylight be flush
- new 4th floor deck be reduced to minimum size for egress

AYES: Theoharis, Hills, Joe, Mills

ABSENT: Chinchilla, Antenore, Martin

Adjournment: 6:26 p.m.

THE DRAFT MINUTE ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON AUGUST 6, 1998

ACTION: Approved

AYES: Chinchilla, Antenore, Mills, Hills, Theoharis, Joe

ABSENT: Martin

980709.min

ADDENDUM

MINUTES OF MEETING AND CALENDAR

OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY

JULY 9, 1998

ROOM 428, WAR MEMORIAL BUILDING

401 VAN NESS AVENUE

1:30 P.M.

A. ITEMS TO BE CONTINUED

98.275C

(ZWIERZYCKI)

1562 WALLER STREET, Assessor's Block 1257, Lot 8, north side, between Cole and Belvedere Streets: Request for conditional use authorization under Section 209.2(d) of the Planning Code for the conversion of three units to four bed and breakfast rooms or suites on a lot containing four dwelling units within an RH-3 (Residential, House, Three-Family) District.

(Proposed for continuance to July 23, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Theoharis, Hills, Joe, Mills

ABSENT: Chinchilla, Antenore, Martin

F. REGULAR CALENDAR

This item should follow item #15 on the 1:30 p.m. calendar

98.321C

(PURVIS)

3178 - 16TH STREET, north side between Guerrero and Valencia Streets; Lot 23 in Assessor's Block 3555: Request for Conditional Use Authorization under Section 726.41 of the Planning Code to allow a full-service restaurant with a bar, defined by Planning Code Sections 790.92 and 790.22, in the Valencia Street Neighborhood Commercial District, and a 40-X Height and Bulk district.

(Continued from the Regular Meeting of June 25, 1998)

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Theoharis, Hills, Joe, Mills

ABSENT: Chinchilla, Antenore, Martin

MOTION No.: 14657

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JULY 16, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

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PRESENT: Chinchilla, Dennis Antenore, Martin, Mills

ABSENT: Theoharis, Hills, Joe, Green

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:30 P.M.

STAFF IN ATTENDANCE: Robert PASSMORE - Zoning Administrator; Neil Hart, Elizabeth Gordon, Edith Zwierzycki, Tom Wang, Susan Snyder, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.354C (ZWIERZYCKI)
2750 RIVERA STREET (AKA: 2001 - 37TH AVENUE), northwest corner at 37th Avenue, Lot 6 in Assessor's Block 2094 -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of nine antennas on the roof of the existing three-story St. Ignatius Preparatory School building, and a base transceiver station on the ground floor of this building, as part of a wireless communication network in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
(Proposed for Continuance to July 23, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Martin, Mills

ABSENT: Theoharis, Hills, Joe

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been

reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKERS: Dan Reidy

Re: - Thank CPC for preserving Landmarks Board budget
- Acknowledged with statement of appreciation the changes that have occurred between Department and Landmarks Board.

C. COMMISSIONERS' QUESTIONS AND MATTERS

- Chinchilla: Update "Action" list

- Mills: Recently attended meeting where focus was Transit First Policy. After adopting this policy we never carried out a land use policy that reinforced it. The Department had some maps that showed the routes of the transit lines so you could see which were most heavily served by transit. Request that a couple of those maps be available at CPC hearings so when certain projects come up we can pinpoint location and see how they relate to what this framework was suppose to be about.

D. DIRECTOR'S REPORT

2. DIRECTOR'S ANNOUNCEMENTS

- Director on Vacation - Larry McDonald and Hillary Gitelman are 'Acting Director'

3. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

BOA: - 727-729 Moraga Street - BOA upheld CPC decision

- 696 Pennsylvania Approved

- 1334 Masonic Avenue - continued for a month

BOS: Housing and Neighborhood Services Committee

- Special Historic Sign Legislation - continued to rest next hearing

- 24th Street Noe Valley coffee retail/specialty food store permit legislation continued to 9/17

JULY 16, 1998

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --Public Hearing Closed

4. 98.274C (GORDON)
1401-18TH STREET, south side between Missouri and Connecticut Streets, lot 01 in Assessor's Block 4036 - Request for a Conditional use Authorization to eliminate a required off-street parking space per Planning Code Section 161(j), in order to install an automatic teller machine (ATM), in an existing garage space, within a NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of July 9, 1998)
NOTE: On June 18, 1998, following testimony, the Commission closed the public hearing and passed a motion of intent to disapprove by a vote of +5 -0. Commissioners Antenore and Theoharis were absent.

SPEAKERS: None**ACTION:** Project disapproved**AYES:** Chinchilla, Antenore*, Martin, Mills**ABSENT:** Theoharis, Hills, Joe**MOTION No.:** 14657

* (Received and reviewed all relevant case material.)

F. REGULAR CALENDAR

5. 97.834L (GORDON)
1800 MARKET STREET, the Carmel Fallon Building, the eastern approximately 2,200 square feet of Lot 14 in Assessor's Block 871, bound by Waller Street on the north, Market Street on the south, and Octavia Street on the east --
Consideration of a Landmark nomination pursuant to Landmarks Preservation Advisory Board adoption of Resolution No. 502, on June 3, 1998, initiating the landmark designation of the above-referenced portion of the property occupied by the Carmel Fallon Building, and recommending that the Planning Commission take action to designate this portion of the property as a landmark site in accordance with Article 10 of the Planning Code. The property is within a NC-3 (Moderate-Scale Neighborhood) District and a 80-A Height and Bulk District.

SPEAKERS: Dan Reidy, John Willbrandt, David Bahlman, Steve Vettel**ACTION:** Approved**AYES:** Chinchilla, Antenore, Martin, Mills**ABSENT:** Theoharis, Hills, Joe**RESOLUTION No.:** 14658

6. 98.384T (GORDON)
ORDINANCE AMENDING PLANNING CODE BY ADDING A SPECIAL

PROVISION TO SECTION 712.38 AND AMENDING THE ASSOCIATED CHART SET FORTH IN SECTION 712: Consideration of a proposal to amend Sections 712 and 712.38 of the Planning Code (zoning ordinance) by adding a special provision to Code Section 712.38, and amending the associated chart set forth in Code Section 712, to authorize the change in occupancy of a vacant residential use to an Other Institution, Large, use operated by a non-profit corporation on the third floor level and above, in buildings in the Moderate Scale Neighborhood Commercial (NC-3) District as a conditional use if in addition to the criteria set forth in Planning Code Section 303, the Planning Commission finds that: (1) the structure in which the residential use is to be converted has been found eligible for listing on the National Register of Historic Places, (2) the proposed Other Institution, Large, use is to be operated by a non-profit public benefit corporation, and (3) no legally residing residential tenants will be displaced.

SPEAKERS: None

ACTION: Approved

AYES: Chinchilla, Antenore, Martin, Mills

ABSENT: Theoharis, Hills, Joe

RESOLUTION No.: 14659

7. 98.333C (ALVIN)
668 VERMONT STREET, northwest corner of Vermont Ave and 19th Street, Lot 1E in Assessor's Block 4028: Request for Conditional Use authorization to establish a small self-service restaurant under Section 710.44 of the Planning Code where previously a grocery store existed as a Limited Commercial Use (LCU) complying with the use limitations of the NC-1 District within the RH-3 (Residential House Three-Family District) and 40-X Height and Bulk District.
(Continued from Regular Meeting of July 9, 1998)

SPEAKERS: None

ACTION: Approved with conditions

AYES: Chinchilla, Antenore, Martin, Mills

ABSENT: Theoharis, Hills, Joe

MOTION No.: 14660

8. 98.475C (ZWIERZYCKI)
2767 SAN BRUNO AVENUE, Lot 21 in Assessor's Block 5450, eastern side, between Bacon and Wayland Streets-- Request for Conditional Use authorization under Section 161(j) of the Planning Code to allow for the elimination of one off-street parking space for a residential building containing two residential units in an NC-2 (Neighborhood Commercial, Small-Scale) District and 40-X Height and Bulk District.

SPEAKERS: Jeffrey Seigel

ACTION: Continued as proposed

AYES: Chinchilla, Antenore, Martin, Mills

ABSENT: Theoharis, Hills, Joe

9. 98.437C

(LI)

1545-1561 POLK STREET, southwest corner at Sacramento Street; Lot 1 in Assessor's Block 643: -- Request for Conditional Use authorization under Section 723.21 of the Planning Code to establish a retail hardware store of approximately 6,800 square feet in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District. Brownies Hardware, currently located at 1552 Polk Street, is proposing to relocate to 1545-1561 Polk Street. The store would occupy the basement and ground floor.

SPEAKERS: None

ACTION: Approved with conditions as proposed

AYES: Chinchilla, Antenore, Martin, Mills

ABSENT: Theoharis, Hills, Joe

MOTION No.: 14662

AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

10. 97.528D

(BAÑALES)

1001-23RD STREET, south side between Indiana and Minnesota Streets, Lot 002 in Assessor's Block 4228 -- Request for Discretionary Review of Building Permit Application Nos. 9715550, and 9715552, proposing to demolish the existing buildings and construct three new buildings with 20 live/work units in each (total of 60 units) in a M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of May 28, 1998)

NOTE: On 5/28/98, following testimony, the Commission closed the public hearing. The Commission took Discretionary Review and indicated their intent to approve the project with the following instructions: Staff is to continue to work with the sponsor on the design and bring it back to the Commission for approval; they will adopt the final NSR language/findings as read by President Chinchilla.

SPEAKERS: None

ACTION: Without hearing, continued to 7/23

AYES: Chinchilla, Antenore, Martin, Mills

ABSENT: Theoharis, Hills, Joe

11. 98.488D

(BAÑALES)

2417 HARRISON STREET, east side between 20th and 21st Streets, Lot 029 in Assessor's Block 4084 -- Request for Discretionary Review of Building Permit Application No. 9804356, proposing to convert commercial occupancy to two live/work units and add two off-street parking spaces with no expansion to the

JULY 16, 1998

building envelope in a C-M (Heavy Commercial) District.

SPEAKERS: Sue Hestor

DISCRETIONARY REVIEW REQUEST WITHDRAWN

12. 98.426D (SNYDER)
733 SANCHEZ STREET, east side between 20th and Liberty Streets, Lot 052 in Assessor's Block 3605 -- Request for Discretionary Review of Building Permit Application No. 9806249, proposing to construct a one-story addition to an existing house in a RH-1 (House, One-Family) District.

SPEAKERS: John Ploss, John Ballesteros

ACTION: No D.R. Project approved as proposed

AYES: Chinchilla, Antenore, Martin, Mills

ABSENT: Theoharis, Hills, Joe

13. 98.225D (WASHINGTON)
738 CAPITOL AVENUE, east side between Thrift and Montana Streets, Lot 047 in Assessor's Block 7056 -- Request for Discretionary Review of Building Permit Application No. 9802877, proposing to construct a new three-story, single-family dwelling on a vacant lot in a RH-1 (House, One-Family) District.

SPEAKERS: None

ACTION: Without hearing, continued to 8/6

AYES: Chinchilla, Antenore, Martin, Mills

ABSENT: Theoharis, Hills, Joe

Adjournment: 4:35 p.m.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, AUGUST 6, 1998.

ACTION: Approved as amended/corrected: under

C. COMMISSIONERS' QUESTIONS AND MATTERS

- Chinchilla: Update "Action" list

- Mills: Recently attended meeting where focus was Transit First Policy. After adopting this policy we never carried out a land use policy that reinforced it. The Department had some maps that showed the routes of the transit lines so you could see which were most heavily served by transit. Request that a couple of those maps be available at CPC hearings so when certain projects come up we can pinpoint location and see how they relate to what this framework was suppose to be about.

#3, BOS: Housing and Neighborhood Services Committee

- Special Historic Sign Legislation - continued to **rest next hearing**

AYES: Chinchilla, Antenore, Mills, Hills, Theoharis, Joe

**MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY
JULY 23, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
2:30 P.M.
NOTE START TIME**

DOCUMENTS DEPT
AUG 28 1998
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PRESENT: Commissioners Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills
ABSENT: Gerald Green - Director of Planning

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 2:35 P.M.

STAFF IN ATTENDANCE: Robert PASSMORE - Zoning Administrator, Lisa Posternak, Joy Navarrete, Paul Maltzer, Julian Bañales, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.275C (ZWIERZYCKI)
1562 WALLER STREET, north side between Cole and Belvedere Streets; Lot 8 in Assessor's Block 1247 -- Request for Conditional Use authorization under Section 209.2(d) of the Planning Code to convert three (3) existing dwelling units into four (4) bed & breakfast rooms or suites on a lot containing four dwelling units within an RH-3 (Residential, House, Three-Family) District.
DISCRETIONARY REVIEW CONDITIONAL USE REQUEST
WITHDRAWN

2. 98.484DDDD (LI)
63-67 GLOVER STREET, south side between Jones and Leavenworth Streets, Lot 032 in Assessor's Block 0151 -- Request for Discretionary Review of Building Permit Application No. 9805327, proposing to merge three dwelling units into one single-family dwelling in a RH-2 (House, Two-Family) District.
(Proposed for Continuance to August 20, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

3. 98.310CV (BAÑALES)
2360 - 3RD STREET, west side between 20th and 22nd Streets; Lot 3R in Assessor's Block 4108 -- Request for Conditional Use authorization to allow residential use (three dwelling units) in an M-2 (Heavy Industrial) and 50-X Height and Bulk District, pursuant to Planning Code Section 215(a).
(Proposed for Continuance to August 13, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

4. 98.310CV (BAÑALES)
2360 - 3RD STREET, west side between 20th and 22nd Streets; Lot 3R in Assessor's Block 4108 --Variance request to allow encroachment of a bay window and exit stairs into the required rear yard of 20 feet and to allow a front bay window that exceeds the maximum buildable envelope for bay windows over streets and alleys, pursuant to Planning Code Sections 134(a)1 and 136(c)3.
(Proposed for Continuance to August 13, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

5. 98.124.E (KUGLER)
60 RAUSCH STREET/73 SUMNER STREET, Appeal of a preliminary negative declaration on a 60-unit live/work project located on the west side of Rausch Street (mid-block) and northeast corner of Clementina and Sumner Streets; Lots 49, 51, 70 and 72 of Assessors Block 3730. The internal space of four existing two-story interconnected commercial/industrial buildings to be demolished and rebuilt as two interconnected buildings with the 60 units of new live/work (floor with mezzanine) and 60 parking spaces.
(Proposed for Continuance to August 13, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

6. 97.447E (GLASNER)
OMNI SAN FRANCISCO HOTEL, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT. The project would develop an approximately 362 - room hotel with an 5,000 sq. ft. ground floor restaurant and 1,000 sq.ft. retail space in an existing building that is currently a vacant office structure located at 500 California Street, at the corner of Montgomery Street (Assessor's Block 240, lot 3). About 53,800 sq.ft. would be added to floors 2-17 on the north and west sides of the L-shaped building, and above the roof (but not above the existing parapet), for a total of approximately 257,700 sq.ft. in building area. Two new floors would be created where existing floors with high ceilings would be divided

horizontally. The building is recognized by the City to have significant architectural character. The project requires approval under Section 309 for Permit Review in C-3 District and a Permit to Alter for major alterations to a Category I building identified in Article 11 of the City Planning Code. It would also require a conditional use authorization for hotel use in the C-3-0 Zoning District.

NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR ENDED ON MAY 26, 1998.

(Proposed for Continuance to August 13, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

7. 97.447H (KOMETANI)

500 CALIFORNIA STREET, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for a Permit to Alter pursuant to Article 11 of the Planning Code to rehabilitate the base of the building, create new window openings at cornice level and sash replacement. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk District.

(Proposed for Continuance to August 13, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

8. 97.447X (NIXON)

500 CALIFORNIA STREET, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240-- Request for Determination of Compliance and Exceptions as permitted under Section 309 of the Planning Code from a requirement to provide two on-site tour bus loading spaces to the creation of a 17-story hotel. The project site is in a C-3-O (Downtown Office) District and a 300-S Height and Bulk district. The project includes the transfer of approximately 43,600 square feet of floor area to the vacant office building. An addition would be constructed at the rear of the building (not abutting public streets). The project would contain approximately 234,450 square feet of hotel (approximately 362 rooms); approximately 9,940 square feet of restaurant, retail, circulation and off-street freight loading; approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space.

(Proposed for Continuance to August 13, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

9. 97.447C (NIXON)
500 CALIFORNIA STREET, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for Conditional Use Authorization under Section 216 (b) of the Planning Code to create a hotel with approximately 362 rooms. Approximately 43,600 square feet of floor area would be transferred to the site resulting in a project containing approximately 234,450 square feet of hotel area, 9,940 square feet of retail area, loading, restaurant, and circulation area, plus approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk District.
(Proposed for Continuance to August 13, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

10. 98.283C (LIGHT)
500 DIVISADERO STREET, east side, corner of Fell Street; Lot 17A in Assessor's Block 1203: -- Request for Conditional Use authorization under Section 178(a)(3)(c) of the Planning Code to allow enlargement or intensification of a large fast food restaurant as defined by Section 790.90 of the Planning Code in an NC-2 (Small-Scale Neighborhood Commercial) District in a 40-X Height and Bulk District.
(Proposed for Continuance to August 6, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

11. 98.086C (MILLER)
3006 - 26TH STREET, northwest corner at Florida Street, Lot 17 in Assessor's Block 4272 -- Request for authorization of a **CONDITIONAL USE** for **EXPANSION** of a **RESIDENTIAL CARE FACILITY** from 16 to 26 residents in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of July 9, 1998)
(Proposed for Continuance to August 27, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been

reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKERS: Bob Planthold

Re: 475 Brannan Street - EIR

Gee Gee Platt

Re: County Jail No. 3 - EIR

Al Paulson

Re: 475 Branan Street - EIR

Patricia Vaughey

Re: Zoning codes/neighborhood services of goods--what is saturation point of what is required of same service in a neighborhood?

C. COMMISSIONERS' QUESTIONS AND MATTERS

Mills: Thank staff for bringing the transit route maps.

Hills: Report on use of transit maps at a recent SPUR meeting

D. DIRECTOR'S REPORT

12. DIRECTOR'S ANNOUNCEMENTS

- Explanation of transit map and its use

- Theoharis: Request reduced copies of the transit maps for CPC and public

13. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

None

E. REGULAR CALENDAR

14. 97.368E

(POSTERNAK)

COUNTY JAIL NO. 3 REPLACEMENT PROJECT, CERTIFICATION OF FINAL EIR. The project consists of replacing components of the existing San Francisco County Jail No. 3/7 Complex, on land owned by the City and County of San Francisco in unincorporated San Mateo County, adjoining the City of San Bruno

to the east, City of Pacifica to the west, Skyline College to the north, and Crystal Springs Reservoir to the south. The project mainly involves replacing the existing County Jail No. 3 building, which contains men's housing, outdoor exercise yards, kitchen, laundry, medical/dental clinic, and administrative operations, with new Administrative/Services and Housing Buildings on the same site. The project also involves replacing and upgrading other facilities of the County Jail No. 3/7 Complex, including a new Vehicle Storage Area, new parking lots, new and upgraded internal access roads, new electrical service and emergency generator, and water and sanitary sewer infrastructure improvements. The existing County Jail No. 3 building would be demolished after the new buildings are constructed. The project is proposed by the San Francisco Sheriff's Department.

NOTE: THE HEARING IS CLOSED; THE PUBLIC COMMENT PERIOD ON THE DRAFT EIR ENDED ON APRIL 14, 1998.

SPEAKERS: None

ACTION: Approved

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

MOTION No.: 14663

15. 97.470E

(NAVARRETE)

475 BRANNAN STREET-- Certification of Environmental Impact Report. The proposal is to renovate and expand an existing office building (former warehouse) at 475 Brannan Street, between Third and Fourth Streets (Assessor's Block 3787, lot 31), with addition of parking. The project would add two stories to an existing two-story-plus-basement building, increasing floor area from approximately 180,000 gross square feet (gsf) to about 245,500 gsf. Office space would increase from 180,000 gsf to 241,000 gsf, and a portion of the ground floor would contain approximately 2,500 gsf of retail space. An existing 71,000 sq.ft. basement would be converted to a parking garage for about 160 vehicles. Off-street loading would be provided through two new loading docks constructed on the east side of the building and accessible from Brannan Street via a private on-site alley. The project would require a rezoning of the existing 50-foot height limit to 65 feet to permit construction of the project, which would be up to approximately 58 feet in height. The rezoning must be approved by the Board of Supervisors. This project is located in an SSO (Service Secondary Office) zoning district.

Note: Public comment and testimony is NOT taken by the Planning Commission hearings for certification of Final Environmental Impact Reports. Public comment on this issue may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.

SPEAKERS: None

ACTION: Approved

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

MOTION No.: 14664

17. (PASSMORE/SCOTT)
CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN -
Informational presentation on the Plan, dated February 20, 1998, including 12 principal locations: Phelan Campus, Alemany Campus, Chinatown/North Beach Campus, Downtown Campus, Fort Mason Center, John Adams Campus, Evans Campus, Mission Campus, Southeast Campus, Castro-Valencia Campus, Administrative Office and Airport School. The Plan covers existing conditions, space needed and the current five year capital improvement program. As this is an informational presentation per Section 304.5 of the Planning Code, no action by the Planning Commission is needed.

SPEAKERS: Laura Spangian**ACTION: Continued to 8/6/98****AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills**

17. (PASSMORE/SCOTT)
CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN -
Informational presentation on the Plan, dated February 20, 1998, including 12 principal locations: Phelan Campus, Alemany Campus, Chinatown/North Beach Campus, Downtown Campus, Fort Mason Center, John Adams Campus, Evans Campus, Mission Campus, Southeast Campus, Castro-Valencia Campus, Administrative Office and Airport School. The Plan covers existing conditions, space needed and the current five year capital improvement program. As this is an informational presentation per Section 304.5 of the Planning Code, no action by the Planning Commission is needed.

SPEAKERS: None**ACTION: Without hearing, continued indefinitely****AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills**

18. 98.512R (SHOTLAND)
1-21 COLUMBUS AVENUE, AND 610-622 WASHINGTON AVENUE [AB 195, LOTS 4, 5, 12], SAN FRANCISCO COMMUNITY COLLEGE DISTRICT PROPOSED ACQUISITION FOR POTENTIAL FUTURE CONSTRUCTION OF A NEW CHINATOWN / NORTH BEACH CAMPUS FACILITY-- General Plan Referral to determine whether proposed acquisition for potential future construction of a new Chinatown / North Beach campus site would conform with the City's General Plan. If the site is acquired, City College would demolish existing structures at the site and construct one seven and one eight story structure, with two levels of underground parking, with a total project size of 158,000 gross square feet. The project would require an encroachment permit to construct the underground parking within the IIs Street right-of-way, and for proposed construction of a bridge structure over the IIs Street right-of way, connecting the fourth through seventh floors of the two structures. The project

would enable City College to accommodate existing enrollment and future enrollment growth for the Chinatown / North Beach campus facility. The potential future City College facility would provide classrooms, laboratory, faculty, administration, and student service uses.

SPEAKERS: None

ACTION: Without hearing, continued indefinitely

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

19. 98.514R (SHOTLAND)

2550-258 MISSION STREET [AB 3616, LOT 7] SAN FRANCISCO
COMMUNITY COLLEGE DISTRICT PROPOSED ACQUISITION OF FOR
POTENTIAL FUTURE CONSTRUCTION OF MISSION CAMPUS FACILITY--
General Plan Referral to determine whether the proposed San Francisco Community College District acquisition of 2550-258 Mission Street [Lot 7 in Assessor's Block 3617] for potential future construction of a new Mission District Campus facility conforms with the City's General Plan. If the site is acquired, the San Francisco Community College District would demolish existing structures at the site and construct one or more structures of up to four stories in height, and underground parking, with a total project size of up to 133,000 gross square feet. The project would enable the District to accommodate existing enrollment needs and future enrollment growth of the Mission Campus. The potential future City College facility would provide classrooms, laboratory, faculty, administration, and student service uses.

SPEAKERS: None

ACTION: Without hearing, continued indefinitely

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

20. 98.303RCV (WASHINGTON)

345 RANDOLPH STREET, Lot 044 in Assessor's Block 7118, bounded by Ramsell Street to the west, and Victoria Street to the east. Request for a General Plan Referral and Conditional Use authorization under Section 710.1 of the Planning Code relating to Public Use (Section 790.80) to construct a new 4,800 square foot branch library. This property is located within the NC-1 (Neighborhood Commercial Cluster) District.

SPEAKERS: Velma Wells, Regina Blosser, Lily Sims

ACTION: Approved with conditions as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

MOTION No.: 14665

21. 98.303RCV (WASHINGTON)

345 RANDOLPH STREET, south side between Ramsell Street to the west and Victoria Street to the east; Lot 004 in Assessor's Block 7118 in an NC-1 (Neighborhood Cluster Commercial) District. **REAR YARD MODIFICATION SOUGHT:** The proposal is to allow the demolition of an existing commercial

building and the construction of a new 2 story commercial building with penthouse 4,800 square foot branch library. Section 134(e) of the Planning Code allows a rear yard modification of the required rear yard. A rear yard of 18 feet 9 inches, measured from the rear property line, is required for the subject property. The proposed two story library will be constructed on the rear property line, thereby, encroaching into the required rear yard.

Zoning Administrator closed public hearing and has taken this matter under advisement.

22. 98.409C

(LI)

408-414 COLUMBUS AVENUE, north side between Vallejo and Green Streets; Lot 15 in Assessor's Block 131: -- Request for Conditional Use authorization under Section 722.48 of the Planning Code to add other entertainment (live acoustic music) to an existing full-service restaurant in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

MOTION No.: 14666

23. 98.354C

(ZWIERZYCKI)

2750 RIVERA STREET AKA: 2001 - 37TH AVENUE, northwest corner at 37th Avenue, Lot 6 in Assessor's Block 2094 -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of nine antennas on the roof of the existing three-story St. Ignatius Preparatory School building, and a base transceiver station on the ground floor of this building, as part of a wireless communication network in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of July 16, 1998)

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

MOTION No.: 14667

AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

24. 97.528D

(BAÑALES)

1001-23RD STREET, south side between Indiana and Minnesota Streets, Lot 002 in Assessor's Block 4228 -- Request for Discretionary Review of Building Permit Application Nos. 9715550, and 9715552, proposing to demolish the existing buildings and construct three new buildings with 20 live/work units in each (total of 60 units) in a M-2 (Heavy Industrial) District.

(Continued from Regular Meeting of July 16, 1998)

NOTE: On 5/28/98, following testimony, the Commission closed the public

hearing. The Commission took Discretionary Review and indicated their intent to approve the project with the following instructions: Staff is to continue to work with the sponsor on the design and bring it back to the Commission for approval; they will adopt the final NSR language/findings as read by President Chinchilla.

SPEAKERS: Alice Barkley, Geary Gee

ACTION: Approved design before the Commission on 7/23/98 with Notice of Special Restriction language as read by President Chinchilla on 5/28/98.

AYES: Chinchilla, Theoharis, Hills, Joe, Mills

EXCUSED: Antenore

ABSENT: Martin

25. 98.490D

(ZWIERZYCKI)

852 CHENERY STREET, north side between Lippard and Burnside Avenues, Lot 066 in Assessor's Block 6732 -- Request for Discretionary Review of Building Permit Application Nos. 9804523 and 9807976, proposing to remove existing deck and construct a one-story, over-basement side addition and a rear detached shed for a single-family dwelling in a RH-1 (House, One-Family) District.

SPEAKERS: Edith McMillan, Evelyn Wilson, Roberta Caravelli, Ann Vassler

ACTION: Take Discretionary Review and approve staff recommendation as modified by deleting the requirement to remove the prominent stairway and close off the existing front porch.

AYES: Chinchilla, Antenore, Hills, Joe, Mills

NOES: Theoharis

ABSENT: Martin

26. 97.713D/DD

(LIGHT)

148 THIRD AVENUE, east side between Lake and California Street, Lot 28 in Assessor's Block 1362 - Request for Discretionary Review on Building Permit No. 9711349 and 9711350 for demolition of a 2- story single family dwelling and construction of a 3-story, 2-unit residential building.

(Continued from the Regular Meeting of June 18, 1998)

DISCRETIONARY REVIEW REQUEST WITHDRAWN

27. 97.539D

(GORDON)

1578-1588 INDIANA STREET, west side between Cesar Chavez (Army Street) and 26th Streets, Lots 020 and 021 (formerly Lot 016) in Assessor's Block 4318 -- Request for Discretionary Review of Building Permit Application Nos. 9712479 and 9712480, proposing to construct two 12-unit live/work buildings on two vacant sites adjacent to each other in a M-2 (Heavy Industrial) District.

JULY 23, 1998

(Continued from Regular Meeting of April 23, 1998)

SPEAKERS: None

ACTION: Without hearing, Continued to 8/27/98

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Martin

Adjournment: 5:10 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON AUGUST 13, 1998.

ACTION: Approved as amended

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

980723.min



PLANNING DEPARTMENT

City and County of San Francisco

1660 Mission Street

San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION

FAX: 558-6409

ADMINISTRATION

FAX: 558-6426

CURRENT PLANNING/ZONING

FAX: 558-6409

LONG RANGE PLANNING

FAX: 558-6426

DOCUMENTS DEPT.

JUL 21 1998

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PUBLIC LIBRARY

NOTICE OF CANCELLATION

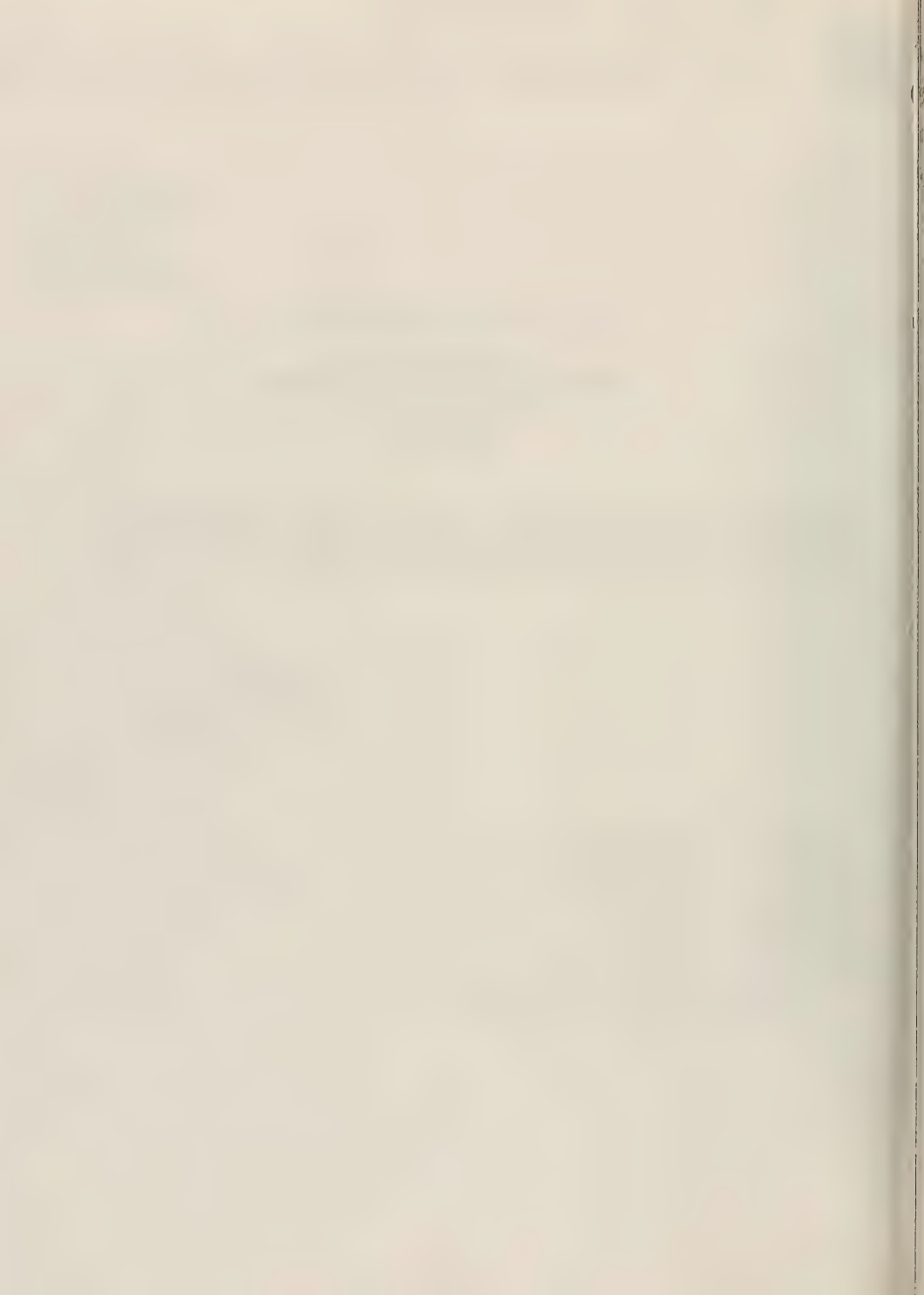
PLANNING COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
REGULAR MEETING
THURSDAY,
JULY 30, 1998

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for Thursday, July 30, 1998 had been canceled. The next Regular Meeting of the Planning Commission will be held on Thursday, August 6, 1998.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	HECTOR J. CHINCHILLA
VICE-PRESIDENT	ANITA THEOHARIS
COMMISSIONER	DENNIS A. ANTENORE
COMMISSIONER	RICHARD HILLS
COMMISSIONER	CYNTHIA JOE
COMMISSIONER	LAWRENCE B. MARTIN
COMMISSIONER	BEVERLY J. MILLS
GERALD GREEN, DIRECTOR OF PLANNING	
ROBERT PASSMORE, ZONING ADMINISTRATOR	
LINDA AVERY, COMMISSION SECRETARY	



**MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY
AUGUST 6, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

DOCUMENTS DEPT.

AUG 28 1998

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PRESENT: Chinchilla, Theoharis, Mills, Hills, Antenore, Joe
ABSENT: Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert PASSMORE - Zoning Administrator, Larry Badiner, Larry McDonald, Paul Lord, Susana Montaña, Paul Rosetter, Lois Scott, Adam Light, Delvin Washington, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.252C (MARTIN)
445 VALENCIA STREET, east side between 15th and 16th Streets, Lot 57 in Assessor's Block 3554 - Request for a Conditional Use Authorization to allow the relocation of an existing nonconforming liquor store within a retail grocery store per Planning Code Section 186.1 (c)(5) within the Valencia Street Neighborhood Commercial District and a 50-X Height and Bulk District, and the Mission Alcoholic Beverage Special Use Subdistrict.
(Continued from Regular Meeting of June 25, 1998)
(Proposed for Continuance to August 20, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Antenore, Joe

ABSENT: Martin

2. 98.283C (LIGHT)
500 DIVISADERO STREET, east side, corner of Fell Street; Lot 17A in Assessor's Block 1203: -- Request for Conditional Use authorization under Section 178(a)(3)(c) of the Planning Code to allow enlargement or intensification of a large fast food restaurant as defined by Section 790.90 of the Planning

Code in an NC-2 (Small-Scale Neighborhood Commercial) District in a 40-X Height and Bulk District.

(Continued from Regular Meeting of July 23, 1998)

(Proposed for continuance to August 13, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Antenore, Joe

ABSENT: Martin

3. (MONTAÑA)

YERBA BUENA CENTER REDEVELOPMENT PRELIMINARY PLAN AMENDMENT AND MID-MARKET REDEVELOPMENT PRELIMINARY PLAN AMENDMENT. Consideration of a finding of consistency with the General Plan for an amendment to the Yerba Buena Center (YBC) Redevelopment Preliminary Plan to include into the YBC Redevelopment Project Area parcels 2,7,8,10, 13,14, 15, 17, 18, 45 and 55 of Assessors Block 3705 bounded by Market, Mission, Fourth and Fifth Streets and including portions of Jessie Street between Fourth and Fifth Streets; Consideration of a finding of consistency with the General Plan for an amendment to the Mid-Market Redevelopment Preliminary Plan to remove those same parcels and portion of Jessie Street from that Preliminary Plan; and Consideration of approval of the amendments to the Yerba Buena Center Redevelopment Preliminary Plan and the Mid-Market Preliminary Plan for transmittal to the Director of the Redevelopment Agency.

(Proposed for continuance to August 13, 1998 Indefinitely)

SPEAKERS: None

ACTION: Continued as amended

AYES: Chinchilla, Theoharis, Mills, Hills, Antenore, Joe

ABSENT: Martin

4. 97.470B (BAÑALES)

475 BRANNAN STREET, south side between 3rd and 4th Streets; Lot 31 in Assessor's Block 3787 -- Request for authorization for Office Space in excess of 50,000 square feet under Section 321 of the Planning Code to permit an increase in Office Space of approximately 61,000 square feet. The Project would increase Office Space in a two-story building from 180,000 square feet to 241,000 square feet, including a two-story vertical addition and basement conversion to parking, on a site within an SSO (Service Secondary Office) and 50-X Height and Bulk District.

(Proposed for continuance to August 27, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Antenore, Joe

ABSENT: Martin

5. 97.470Z

(BAÑALES)

475 BRANNAN STREET HEIGHT LIMIT: Consideration of a proposal to amend the Planning Code's Height Limit map to change the height limit for a portion of Assessor's Block 3787, which is bounded by Brannan Street, 4th Street, Townsend Street and 3rd Street, to change the Height and Bulk District Classification from a 50-X to 65-X Height and Bulk District.

(Proposed for continuance to August 27, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Antenore, Joe

ABSENT: Martin

6. 97.647E

(ROOS)

945 BATTERY STREET. APPEAL OF PRELIMINARY NEGATIVE

DECLARATION. The proposed project would adaptively reuse a three-story warehouse for office space at 945 Battery Street, the northeast corner of the block bounded by Green, Battery, Vallejo and Sansome Streets; Assessor's Block 135, Lot 1. The existing three-level, approximately 48,300 sq. ft. brick building currently in warehouse use, would be converted to office space, including new first and third floor mezzanines, and a new approximately 6,900 sq. ft. penthouse would be constructed for a total of about 58,840 sq. ft. of office space. The project site is located in the C-2 (Community Business) zoning use district and a 65-X height and bulk district. The building is identified as a contributory building in the local Northeast Waterfront Historic District. The proposed office space requires authorization under the City's Office Development: Annual Limit (Planning Code Section 321), a Variance from the parking requirement, and a Certificate of Appropriateness for alteration of a contributory building in a historic district.

APPEAL WITHDRAWN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public

comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKERS: Patricia Vaughey
Re: 2681 Burk

C. COMMISSIONERS' QUESTIONS AND MATTERS

Chinchilla: The Commissioner's Action List is not complete. Items mentioned after a SPUR meeting on zoning for more housing that he wanted staff to take a look at were not included. There was also another item he believes should be on the list--he will check his notes to identify and confirm. Directed Commission Secretary to take a look at this for the next meeting.

Theoharis: Thanked Mr. Passmore for supplying the Commission with the requested reduced transit maps.

7. Consideration of adoption -- draft minutes of 6/18/98, 6/25/98, 7/9/98, 7/16/98. **ACTION: Approved as amended/corrected: 6/18/98: #5, under ACTION, General--should not be included, does not believe that that condition was imposed at that hearing; 6/25/98: correct spelling of name at beginning of document -- THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:37 P.M.,**

- correct #5 & 6 as follows: **DIRECTOR'S ANNOUNCEMENTS**

Budget outcome at BOS Finance Committee to this point: The Committee recommended that the Department be allowed to keep its funding--they at least instructed the Budget Analyst (Mr. Harvey Rose) to meet the Department half way. Original proposal was \$8,877,368. The Board approved \$8,688,187 -- 20% over last year (or current fiscal year budget). This means a slight increase in fees and an approximate \$284,000 additional General Fund increase, allowing the Department to fill four new positions -- 2 in Environmental Review and 2 in Neighborhood Planning.

6. **REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS**

BOS: Mt. Sutro: The Board considered whether they would do anything about the structural requirements for the Tower then decided not to act on it, did not require it. However, the Mt. Sutro Corp. has decided that they will go forward with an analysis of the Tower.

- correct #8 as follows: 97.678, **ACTION:** Meeting held. No action required at this time. **AYES:** Chinchilla, Theoharis, Mills, Hills, Martin;
ABSENT: Antenore, Joe
- correct #13 as follows: **ACTION:** Approved with conditions as modified:

Condition #7. The Project Sponsor shall be responsible for ensuring that street sidewalk steamed cleaners clean the area in front the 3600-16th Street at least once per month.;

7/16/98: under C. COMMISSIONERS' QUESTIONS AND MATTERS

- Chinchilla: Update "Action" list

- Mills: Recently attended meeting where focus was Transit First Policy. After adopting this policy we never carried out a land use policy that reinforced it. The Department had some maps that showed the routes of the transit lines so you could see which were most heavily served by transit. Request that a couple of those maps be available at CPC hearings so when certain projects come up we can pinpoint location and see how they relate to what this framework was suppose to be about.;

#3, BOS: Housing and Neighborhood Services Committee

- Special Historic Sign Legislation - continued to rest next hearing

7/9/98: no changes

AYES: Chinchilla, Theoharis, Mills, Hills, Antenore, Joe

ABSENT: Martin

D. DIRECTOR'S REPORT

8. DIRECTOR'S ANNOUNCEMENTS

- Attended DPW Quality of Life Forum last night--it was announced that a small business forum at the Westin Hotel on 8/16 will be held--feels there will be a great need for planning participation--members of the Commission might want to attend.

- On 7/27, the Board of Supervisors overturned the Commission action on the Rite Aide proposal at 1200 9th Avenue by a vote of +11 -0.

- Hello to Mary Gallagher (currently out on maternity leave--but in the audience today) and her new daughter Megan.

9. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

BOS: Housing & Neighborhood Services Committee reviewed the Historic Sign District & Message Establishment legislation for the North of Market Special Use District and the Public Arts Historic Landmarks legislation -- recommend approval of all 3 and forwarded to full Board.

BOA: - 723 De Hama St--proposal to replace 4 illegal housing units in a commercial bldg. with a live/work project--Commission felt it was inappropriate displacement of housing. However the Board felt it was an appropriate use of the site and over ruled the Commission +3 -0.

- Quotas for various types of commercial uses/whether we had any guidelines:

with the exception of those uses that are eating and drinking establishments where there are guidelines in the neighborhood commercial section of the Commerce and Industry Element, and those few uses that have the distance between criteria that you have to use, such as massage parlors, adult entertainment, and other types of entertainment in neighborhood commercial districts, we don't have anything in guidelines. We will be doing a neighborhood commercial study at some point in time and that question would be appropriate to look at at that time.

- Hans Habachi on Castro Street - Smog Hog was put in place. For a while we thought it was successful, but recently we are getting complaints from neighbors about odor problems. We are in contact with the maintenance people to make sure it is being maintained properly. I (Passmore) will be going out to investigate. Will keep you alerted with what happens with Hans Habachi and if necessary will bring the matter back before the commission.

- Because other neighborhoods thought we were successful with Hans Habachi, we are getting complaints from other areas about other neighborhood restaurants generating odors with the hope that we would be able to take care of their concerns.

E. CONSENT CALENDAR/UNCONTESTED CASES

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item.

10. 98.460Q (PURVIS)
3824 SCOTT STREET, south side between Cervantes Boulevard and Prado Street, Lot 15 in Assessor's Block 417B, six-unit residential condominium conversion subdivision in an RM-3 (Residential, Mixed, Medium Density) District.

SPEAKERS: None

ACTION: Approved with conditions as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Antenore, Joe

ABSENT: Martin

MOTION No.: 14668

F. REGULAR CALENDAR

11. (GREEN, GALLAGHER, MCDONALD, LORD)
A presentation of the Neighborhood Planning Issues Survey Report including: opening comments, and introduction describing the survey and a general discussion of the Citywide survey analysis.

SPEAKERS: Patricia Vaghey, Judy West, Sue Hestor, John Bardis, Mary Ann Miller

ACTION: Informational only. No action required or taken.

12. 97.470M

(BAÑALES BADINER)

475 BRANNAN STREET, Lot 31 in Assessor's Block 3787 -- Consideration of a request to initiate proposed amendments to the South of Market Area Plan of the General Plan, to amend the Schematic Height Plan (Map 5) to change the Height District from 50-X to 65-X, and to change the 65-U designation to 65-X.

SPEAKERS: Judy West

ACTION: Approved

AYES: Chinchilla, Theoharis, Mills, Hills, Antenore, Joe

ABSENT: Martin

MOTION No.: 14669

13. 98.280ET

(ROSETTER)

BICYCLE TRANSIT ENHANCEMENT PLAN, Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Section 155.1 to clarify definition of and obligations of the responsible City official and the landlord regarding the provision of bicycle facilities in or for building space leased to the City and deleting obsolete implementation schedule provisions. The amendment would add Section 155.2 to require bicycle parking in privately-owned and City-owned parking garages, and would add Section 155.3 to require shower and locker facilities be provided in or for new buildings and buildings undergoing major expansion. Planning Code Section 155(j) already requires bicycle spaces in required accessory auto parking facilities. There is no auto parking requirement for uses other than residential use in the C-3 (Downtown Commercial) Districts, so no bicycle parking is required or would be required by this amendment in downtown buildings except in residential buildings and buildings primarily used as parking garages.

(Continued from Regular Meeting of July 23, 1998)

SPEAKERS: Laura - Aide to Supervisor Katz, Judy West

ACTION: Public hearing closed. Subject to re-opening for new material.

Continued to 8/20/98

AYES: Chinchilla, Theoharis, Mills, Hills, Antenore, Joe

ABSENT: Martin

14. 98.473ET

ROSETTER

NEWS RACK ADVERTISING EXEMPTION PLANNING CODE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Section 603 to exempt advertising on fixed pedestal news racks in accordance with Section 184.12 of the Public Works Code from Planning Code requirements regulating signs. The recently-enacted Section 184.12 of the Public Works Code governs size of ads that can be placed on news racks. The proposed Planning Code amendment would remove any discrepancy between the Public Works Code and the Planning Code regarding such ads. The ability

to place ads on the pedestal units would provide an incentive for a private vendor to contract with Department of Public Works (DPW) for the placement and maintenance of this news rack design which would be the only news racks allowed in designated news rack zones.

SPEAKERS: Francis Nion - project team

ACTION: Approved as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Antenore, Joe

ABSENT: Martin

MOTION No.: 14670

15. 98.447EZ

(ROSETTER)

3100 WEBSTER STREET Consideration of a proposal to amend the zoning map for the property at 3100 Webster Street, being Lot 12, Assessor's Block 508 (one lot in the block bounded by Webster, Moulton, Buchanan and Greenwich Streets) from an RH-2 (Two Family Residential) District to an NC-3 (Moderate-Scale Neighborhood Commercial District). The proposed amendment would allow the existing Del Sol Motel (formerly the Plantation Inn) to remain. Since the property was reclassified from R-3 (Multi-Family Residential) to RH-2 in 1978, a motel on this property has been a non-conforming use with a mandate to conform in twenty years (1998). Conforming to the RH-2 District would require that the motel be converted to residential use. Since hotels are a conditional use in the NC-3 District, the reclassification would allow the motel to continue with any expansion or intensification as a hotel requiring a conditional use authorization from the Planning Commission. The Planning Commission may also consider recommending reclassification to an NC-2 (Small Scale Neighborhood Commercial District) as an alternative.

SPEAKERS: Brett Gladstone - rep of project sponsor, Judy Boyajian - Deputy City Attorney, Patricia Vaughey, Mark, Monica Dritto, Erica Blith, Zahane Zickerman, Ron Goldman

ACTION: Public hearing closed. Motion to approve w/conditions. The motion failed to carry by a vote of +2 -4, resulting in an intent to disapprove. Final language 8/13/98.

AYES: Hills and Joe

NOES: Antenore, Chinchilla, Mills, Theoharis

ABSENT: Martin

16. 98.039C

(BAÑALES)

3338-3388 - 17TH STREET/ 88 HOFF STREET, north side of 17th Street between Mission and Valencia Streets; Lot 83 in Assessor's Block 3569 -- Request for Conditional Use authorization of a Planned Unit Development (PUD) to construct three new 20-unit residential buildings for a total of 60 dwelling units, up to 5,000 square feet of ground floor commercial space and 60 parking spaces, with exceptions to Planning Code requirements for permitted residential density, in an NC-3 (Neighborhood Commercial, Moderate Scale), 50-X Height and Bulk District, pursuant to Planning Code Section 304.

SPEAKERS: David Cincotta, Geary Gee, Tom Baker, Steven Kasner

AUGUST 6, 1998

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Theoharis, Mills, Hills, Antenore, Joe

ABSENT: Martin

MOTION No.: 14671

AT APPROXIMATELY 5:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

17. 98.225D (WASHINGTON)
738 CAPITOL AVENUE, east side between Thrift and Montana Streets, Lot 047 in Assessor's Block 7056 -- Request for Discretionary Review of Building Permit Application No. 9802877, proposing to construct a new three-story, single-family dwelling on a vacant lot in a RH-1 (House, One-Family) District.
(Continued from Regular Meeting of July 16, 1998)

SPEAKERS: Taxemi Totes, Louis Robles, Joe Murillo

ACTION: Take D.R. Approved as amended: ADD #4: Project sponsor to absorb cost of moving utility box--not to exceed \$1,500.

AYES: Chinchilla, Theoharis, Mills, Antenore, Joe

ABSENT: Martin

EXCUSED: Hills

18. 98.213D **SEE ADDENDUM** (LIGHT)
411 LAUREL STREET, west side between California and Sacramento Streets, Lot 002 in Assessor's Block 1019 - Request for Discretionary Review of Building Permit Application No. 9403309S, proposing to expand an existing single-family house toward the front of the lot in a RM-1 (Mixed, Low Density) District.

SPEAKERS: Peter Trendall - D. R. Requestor, Brett Gladstone - rep of project sponsor

ACTION: without discussing the case, and only addressing a request for continuance made by the D. R. Requestor, the Commission continued this matter to 8/13/98

AYES: Chinchilla, Theoharis, Mills, Hills, Antenore, Joe

ABSENT: Martin

Adjournment: 5:33 p.m.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, AUGUST 20, 1998

ADDENDUM
NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 6, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DISCRETIONARY REVIEW

18. 98.213D **OLD LANGUAGE** (LIGHT)
411 LAUREL STREET, west side between California and Sacramento Streets,
Lot 002 in Assessor's Block 1019 - Request for Discretionary Review of Building
Permit Application No. 9403309S, proposing to expand an existing single-family
house toward the front of the lot in a RM-1 (Mixed, Low Density) District.

CORRECTED LANGUAGE:

- 98.213DV (LIGHT)
411 LAUREL STREET, west side of street between Sacramento and California;
Lot 2 in Assessor's Block 1019 in an RM-1 (Residential, Mixed Low-Density)
District and a 40-X Height and Bulk District. The proposal is to construct a two-
story-over-garage addition at the front of the subject lot and connect it to the
existing legal non-conforming, single-family dwelling at the rear of the subject lot
via a ground level corridor.

**SPEAKERS: Peter Trendall - D. R. Requestor, Brett Gladstone - rep of project
sponsor**

**ACTION: without discussing the case, and only addressing a request for
continuance made by the D. R. Requestor, the Commission
continued this matter to 8/13/98**

AYES: Chinchilla, Theoharis, Mills, Hills, Antenore, Joe

ABSENT: Martin

98.213DV

(LIGHT)

411 LAUREL STREET, west side of street between Sacramento and California; Lot 2 in Assessor's Block 1019 in an RM-1 (Residential, Mixed Low-Density) District and a 40-X Height and Bulk District. **REAR YARD VARIANCE**

SOUGHT: The proposal is to construct a two-story-over-garage addition at the front of the lot and connect it to the existing legal non-conforming, single-family dwelling at the rear of the subject lot via a ground level corridor. The bulk of the expansion will be at the front of the lot and is code-complying. However, a portion of the proposed one-story, ground-level, 13'-9" by 20'-0" corridor connecting the existing house with the bulk of the proposed addition would be located in the required rear yard, and would therefore require a rear yard variance.

SPEAKERS: Peter Trendall - D. R. Requestor, Brett Gladstone - rep of project sponsor

ACTION: The Zoning Administrator has continued this matter to 8/13/98.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, AUGUST 20, 1998

ACTION: Approved as amended

AYES: Chinchilla, Theoharis, Mills, Hillis, Joe, Antenore

ABSENT: Martin

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
AUGUST 13, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:00 P.M.
NOTE TIME START

DOCUMENTS DEPT.
SEP 23 1998
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Chinchilla, Theoharis, Antenore, Hills, Joe, Mills
ABSENT: Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 3:05 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert PASSMORE - Zoning Administrator, David Alumbaugh, Eva Liebermann, David Lindsay, Lou Andrade, Adam Light, Grace Hing, Larry McDonald, Lois Scott, Susan Snyder, Edy Zwierzycki, Mark Paez, Jim Nixon, Linda Avery - Commission Secretary.

A. ITEMS TO BE CONTINUED

1. 98.310CV (BAÑALES)
2360 - 3RD STREET, west side between 20th and 22nd Streets; Lot 3R in Assessor's Block 4108 -- Request for Conditional Use authorization to allow residential use (three dwelling units) in an M-2 (Heavy Industrial) and 50-X Height and Bulk District, pursuant to Planning Code Section 215(a).
(Continued from Regular Meeting of July 23, 1998)
(Proposed for Continuance to September 3, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Martin

2. 98.310CV (BAÑALES)
2360 - 3RD STREET, west side between 20th and 22nd Streets; Lot 3R in Assessor's Block 4108 --Variance request to allow encroachment of a bay window and exit stairs into the required rear yard of 20 feet and to allow a front bay window that exceeds the maximum buildable envelope for bay windows over

streets and alleys, pursuant to Planning Code Sections 134(a)1 and 136(c)3.
(Continued from Regular Meeting of July 23, 1998)

(Proposed for Continuance to September 3, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Martin

3. 97.447E

(GLASNER)

OMNI SAN FRANCISCO HOTEL, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT. The project would develop an approximately 362 - room hotel with an 5,000 sq. ft. ground floor restaurant and 1,000 sq.ft. retail space in an existing building that is currently a vacant office structure located at 500 California Street, at the corner of Montgomery Street (Assessor's Block 240, lot 3). About 53,800 sq.ft. would be added to floors 2-17 on the north and west sides of the L-shaped building, and above the roof (but not above the existing parapet), for a total of approximately 257,700 sq.ft. in building area. Two new floors would be created where existing floors with high ceilings would be divided horizontally. The building is recognized by the City to have significant architectural character. The project requires approval under Section 309 for Permit Review in C-3 District and a Permit to Alter for major alterations to a Category I building identified in Article 11 of the City Planning Code. It would also require a conditional use authorization for hotel use in the C-3-0 Zoning District.

NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR ENDED ON MAY 26, 1998.

(Continued from Regular Meeting of July 23, 1998)

(Proposed for Continuance to September 3, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Martin

4. 97.447H

(KOMETANI)

500 CALIFORNIA STREET, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for a Permit to Alter pursuant to Article 11 of the Planning Code to rehabilitate the base of the building, create new window openings at cornice level and sash replacement. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk District.

(Continued from Regular Meeting of July 23, 1998)

(Proposed for Continuance to September 3, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Martin

5. 97.447X (NIXON)

500 CALIFORNIA STREET, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240-- Request for Determination of Compliance and Exceptions as permitted under Section 309 of the Planning Code from a requirement to provide two on-site tour bus loading spaces for the creation of a 17-story hotel. The project site is in a C-3-O (Downtown Office) District and a 300-S Height and Bulk district. The project includes the transfer of approximately 43,600 square feet of floor area to the vacant office building. An addition would be constructed at the rear of the building (not abutting public streets). The project would contain approximately 234,450 square feet of hotel (approximately 362 rooms); approximately 9,940 square feet of restaurant, retail, circulation and off-street freight loading; approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space.

(Continued from Regular Meeting of July 23, 1998)

(Proposed for Continuance to September 3, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Martin

6. 97.447C (NIXON)

500 CALIFORNIA STREET, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for Conditional Use Authorization under Section 216 (b) of the Planning Code to create a hotel with approximately 362 rooms. Approximately 43,600 square feet of floor area would be transferred to the site resulting in a project containing approximately 234,450 square feet of hotel area, 9,940 square feet of retail area, loading, restaurant, and circulation area, plus approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space. The project site is in a C-3-O (Downtown Office) District and a 300-S Height and Bulk District.

(Continued from Regular Meeting of July 23, 1998)

(Proposed for Continuance to September 3, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Martin

7. 98.305C (BEATTY)

295-99 BAY STREET, Lot 17 in Assessor's Block 40, southeast corner of Powell and Bay Streets -- Request for Conditional Use authorization under Section 225(a) of the Planning Code to convert the existing vacant movie theater and

office space into a commercial storage facility for household goods and a retail space in a C-2 (Community Business) District and a 40-X Height and Bulk District.

(Proposed for Continuance to August 20, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Martin

8. 98.340E (NAVARRETE)

3175 - 17TH STREET, - Appeal of a Preliminary Negative Declaration. The proposed project is to rebuild the third floor (which was previously destroyed by fire) and add a fourth floor to a 14,400 square foot two-story building. The building would be converted from office/warehouse/industrial use into 12 live/work units with 12 ground floor parking spaces. The proposed building would total 20,800 square feet with a building height of 50 feet. The existing project site is located in a C-M (Heavy Commercial) zoning district, within a 50-X height/bulk district. It is also located within the Greater Northeast Mission Industrial Zone (NEMIZ).

(Proposed for Continuance to August 20 27, 1998)

SPEAKERS: None

ACTION: Continued as amended

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Martin

9. 98.564D (SNYDER)

125 STAPLES AVENUE, south side between Detroit and Edna Streets, Lot 043 in Assessor's Block 3156 - Request for Discretionary Review of Building Permit Application No. 9806346, proposing to construct a two-story rear addition in a RH-1 (House, One-Family) District.

(Proposed for Continuance to September 3, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Martin

10. 98.124.E (KUGLER)

60 RAUSCH STREET/73 SUMNER STREET, Appeal of a preliminary negative declaration on a 60-unit live/work project located on the west side of Rausch Street (mid-block) and northeast corner of Clementina and Sumner Streets; Lots 49, 51, 70 and 72 of Assessors Block 3730. The internal space of four existing two-story interconnected commercial/industrial buildings to be demolished and rebuilt as two interconnected buildings with the 60 units of new live/work (floor with mezzanine) and 60 parking spaces.

(Continued from Regular Meeting of July 23, 1998)

(Proposed for Continuance to September 10, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Martin

11. 98.283C

(LIGHT)

500 DIVISADERO STREET, east side, corner of Fell Street; Lot 17A in Assessor's Block 1203: -- Request for Conditional Use authorization under Section 178(a)(3)(c) of the Planning Code to allow enlargement or intensification of a large fast food restaurant as defined by Section 790.90 of the Planning Code in an NC-2 (Small-Scale Neighborhood Commercial) District in a 40-X Height and Bulk District.

(Continued from Regular Meeting of August 6, 1998)

(Proposed for Continuance to September 24, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Martin

12. 98.114E

(WONG)

370-12TH STREET. **APPEAL OF PRELIMINARY NEGATIVE DECLARATION.**

Conversion of former industrial building to live/work; south side at Bernice Street; Assessor's Block 3522, Lot 11. Proposed conversion of a vacant industrial building to 8 live/work units. In addition to interior and facade alterations, an additional story (with mezzanine level) of approximately 5,500 square feet would be constructed. The building height would be approximately 55 feet. Eight off-street parking spaces would be provided. The site is within a South of Market SLR (Service/Light Industrial/Residential) Mixed Use Zoning District and within the 50-X Height and Bulk district. The site is not within an Industrial Protection Zone (IPZ).

WITHDRAWN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to

another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKERS: Edith McMillian

Re: 311 notifications

Patricia Vaughey

Re: - glitch in system -- drawings don't match what the application is for 1914 Filbert; - Rose Court--the neighbors are not against the project but are concerned that the project sponsor seems to be working more with Heritage than with them.

Jake McGoldrick

Re: Appeal of CPC unanimous decision to not allow demolition of a sound house at 1725 Lake Street. The Board upheld your decision by a vote of -2 +1. It was disturbing that it appears that BOA seems to be establishing a policy to overturn CPC decisions. Also felt that Mr. PASSMORE might defend the CPC decisions with a bit more strength.

Brett Gladstone

Re: 3100 Webster -- Clients are requesting a 60 day continuance to apply for a CU without a termination date, or a termination date 50 or 60 years out. The 90 day period for Commission action could be extended by a member of the Board--currently being considered by Supervisor Katz.

Sue Hestor

Re: - request further continuance date for #8 (3175 17th Street) to 8/27.

- 725 Tehama Street -- At the Board, staff submitted the case report that represented the department staff position and a two page cursory summary of the Commission position (and did not tell her). There should be a policy on a contested case where when the project is denied the staff automatically notifies both sides. And there should be policy that staff does not submit a position that is not the Commission's.

Mr. Scott

Re: 3100 Webster Street -- concerned that all of the neighborhood's options in relation to the possible rezoning are not lost.

C. COMMISSIONERS' QUESTIONS AND MATTERS

13. Consideration of adoption -- draft minutes of 7/23/98

ACTION: Approved as amended: pg 9, #21 ...took the matter under advisement advised.; pg 10, #24, correct spelling of Gary Gee's name from Gery; pg 10, #24, add Sue Hestor name as a **SPEAKER**.

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Martin

Mills: Congratulate our Director. Mr. Green has been appointed to the Executive Committee of ABAG. Also in October, he will be given the Outstanding Achievement Award at Cal Poly from the School of City and Regional Planning.

Antenore: Appeals of CPC decisions and how our decisions get communicated to the body appealed to is important and we need to have further discussion of this in some appropriate manner. Request that we consider some form of discussing it in greater depth and how we are going to make sure that our decisions and the reasons behind them are getting adequately communicated.

Chinchilla: Directed that Mr. Green and Mr. PASSMORE get together and consider that and report back under Director's Report as to what the current procedures are, what the Department's historical participation in that process has been and whether there is any room for change or whether we need to calendar it for discussion and policy implementation by the Commission.

Green: Question for clarity: Are you asking for a discussion about the normal procedure on how your items get presented to the Board? Not necessarily whether or not the decision developed a policy but how we present the outcome of your deliberations before the Board of Appeals?

Chinchilla: Right. How it has been done in the past. What has been the role-- is it merely objective reporting, or is it more of an advocacy role? Report back on the actual procedure, where there might be a need for improvement, or whether you need the Commission to set a policy on how we want our decisions presented on appeal (Board of Supervisors and Board of Appeals). Put this on the "to do" list.

Green in response: We will report back next week as to a date to actually have a discussion.

Hills: - Requested that the Commission get the copy of BOA agenda prior to their (BOA) hearing rather than receive them in our folders after their hearing.

Theoharis: The last Commission had a case before the BOA that they asked the City Attorney for a ruling on as to what is appropriate for a Commissioner as far as sending a letter to the BOA or being at the BOA in support of a decision that the Commission has made. Directed staff to add that to your findings so we can know what we could or couldn't do.

Antenore: The last question by Commissioner Theoharis should also be addressed to the City Attorney for possible legal implications.

D. DIRECTOR'S REPORT**14. DIRECTOR'S ANNOUNCEMENTS**

Announced that Gene Coleman has been offered and has accepted the Deputy Director position in the Mayor's Office of Community Development effective Monday, 8/17/98. The Planning Department staff will have a luncheon on Tuesday, 8/18/98 at noon in Department's conference room. All are welcome to come and participate and wish Gene well.

15. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

BOA: - 1725 Lake Street--the Commission denied the request to demolish-- Commission decision upheld +1 -2. Board was supplied with the staff case report and recommendation. They were also supplied with a summary of the Commission decision and the reasons for that decision.

- 723 Tehama St. case - Mr. PASSMORE has requested a re-hearing of this case because it appears that Ms. Hestor did not receive adequate notice.

- 3100 Webster Street - last week Mr. PASSMORE noted that a decision of the Planning Commission on a reclassification of property requires a two thirds vote of the Board of Supervisors to overturn--he was wrong. A recent Charter change has amended the Planning Code and a rezoning initiated at the Board now only requires a majority vote to overrule the Commission.

-311 notifications: in re-looking at this procedure we are discovering that in use it does seem to be inadequate. The form has not been changed since the adoption of 311. Staff has been asked to look at this process and recommend ways to improve it. We will submit a redraft of the form for review by the public and you by the first week in September. We hope to be able to put an approved improved redraft of the form into use the first week of October. (Commissioner Mills requested that these due dates be placed on the Commission "to do" list.)

E. REGULAR CALENDAR**16.****(LIEBERMANN)**

3RD. STREET LIGHTRAIL - Informational Presentation of proposed Urban Design Guidelines for improvements associated with the Third Street Lightrail line.

SPEAKERS: Barbara Maloney, Michael Smiley

ACTION: Meeting held. No action required or taken.

17. 97.674B**(LINDSAY)**

945 BATTERY STREET, southwest corner of Battery and Green Streets, Lot 1 in Assessor's Block 135 -- Request under Planning Code Section 321 for authorization to convert an existing 48,300 square foot warehouse building to

office space, including the addition of office space in new mezzanines within the existing first and third floors and the addition of approximately 6,900 square feet of office space in a newly-constructed single-story penthouse, for a total of approximately 58,840 square feet of office space, within a C-2 (Community Business) District, the Northeast Waterfront Historic District, Waterfront Special Use District No. 3 and a 65-X Height and Bulk District.

SPEAKERS: Joe Luttriell, Sue Hestor, David Cincotta

ACTION: Approved as amended:

D.

- *The Negative Declaration for the Project indicates that the Project site is well-served by transit. Six Muni bus lines and two Golden Gate Transit lines pass within two blocks of the Project site. All of these transit lines operate with available capacity, and thus have excess capacity to absorb additional transit trips generated by the Project.*
- *Pursuant to Chapter 38 of the San Francisco Administrative Code, each developer of a development in the Downtown Area that includes the addition of new office use must pay a Transit Impact Development Fee (TIDF) which is related directly to the incremental financial burden imposed upon Muni both for initial capital outlay for acquisition of equipment and facilities construction, and for the long-term operation, maintenance and replacement of those facilities. The Project site is within the Downtown Area as defined in the ordinance and the Project Sponsor shall be required to pay a TIDF upon the issuance of a temporary permit of occupancy and as a condition precedent to issuance of any certificate of final completion and occupancy, whichever occurs first. Based on the proposed addition of 52,715 gross square feet of new office space in this Project, and a TIDF rate equal to \$5.00 for each gross square foot of office use, the Project Sponsor would be required to pay a TIDF of \$263,575.*

Urban Design Element

CONSERVATION

- d. *As discussed in the Negative Declaration for the Project, the Project will not have a significant effect on Muni transit service or overburden streets or neighborhood parking. The Project area is well-served by transit, with several major cross-town lines nearby on Sansome and Battery Streets, Broadway and The Embarcadero, all of which have excess capacity. The Project site is within the Downtown Area, and pursuant to Chapter 38 of the San Francisco Administrative Code, the Project Sponsor will be required to pay a Transit Impact Development Fee (TIDF) upon issuance of a temporary permit of occupancy or a certificate of final completion and occupancy. Based on the proposed addition of 52,715 gross square feet of new office space in this Project, and a TIDF rate equal*

to \$5.00 for each gross square foot of office use, the Project Sponsor would be required to pay a TIDE of \$263,575.

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Martin

RESOLUTION No.: 14672

18. 98.416C

(HING)

450 459 VIENNA STREET, south side between Persia and Brazil Streets; Lot 29 in Assessor's Block 6076 - Request for authorization of Conditional Use to change an existing church use to a community facility, as defined under Section 209.4 of the Planning Code, in an RH-1 (Residential, House, One-Family) and 40-X Height and Bulk District.

SPEAKERS: Margaret Broddin

ACTION: Approved with conditions as modified: Conditions of Approval

ADD:

- 1) The proposed facility ~~would~~ may include child-care services for a maximum of 24 children.
- 3) The Project Sponsor shall provide at least one week's advance notice of special events and community-wide meeting with anticipated attendance of more than 50 persons to residents within a 150-foot radius of the property. A maximum of six community-wide meetings and six special events per year will be permitted.

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Martin

MOTION No.: 14673

19a. 98.213DV

(LIGHT)

411 LAUREL STREET, west side of street between Sacramento and California; Lot 2 in Assessor's Block 1019 - Request for Discretionary Review of Building Permit Application No. 9403309S in an RM-1 (Residential, Mixed Low-Density) District and a 40-X Height and Bulk District. The proposal is to construct a two-story-over-garage addition at the front of the subject lot and connect it to the existing legal non-conforming, single-family dwelling at the rear of the subject lot via a ground level corridor.

SPEAKERS: Bob Purcell, Brett Gladstone

ACTION: Take D.R. Approve project based on plans and agreement between both sides submitted to the Commission at today's (8/13/98) hearing.

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Martin

19b. 98.213DV

(LIGHT)

411 LAUREL STREET, west side of street between Sacramento and California; Lot 2 in Assessor's Block 1019 in an RM-1 (Residential, Mixed Low-Density) District and a 40-X Height and Bulk District. **REAR YARD VARIANCE**

SOUGHT: The proposal is to construct a two-story-over-garage addition at the front of the lot and connect it to the existing legal non-conforming, single-family dwelling at the rear of the subject lot via a ground level corridor. The bulk of the expansion will be at the front of the lot and is code-complying. However, a portion of the proposed one-story, ground-level, 13'-9" by 20'-0" corridor connecting the existing house with the bulk of the proposed addition would be located in the required rear yard, and would therefore require a rear yard variance.

Zoning Administrator closed public hearing and has stated he will issue a decision letter approving the variance.

5:00 P.M.

20. (SCOTT)

A presentation of the Neighborhood Planning Issues Survey Report by the Southwest Quadrant Neighborhood Planning Team for the following neighborhoods: Crocker Amazon, Diamond Heights, Excelsior, Glen Park, Haight Ashbury, Inner Sunset, Lakeshore, Noe Valley, Ocean View, Outer Mission, Outer Sunset, Parkside, Twin Peaks, Upper Market, Visitacion Valley, West of Twin Peaks.

SPEAKERS: Harry Stern, Pinky Kushner, Peter Vaernet, Meba Kang, Karen Crommie, Mary Ann Miller, John Bardis, Dan Liberthson

ACTION: Meeting held. No action required or taken.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF PLANNING COMMISSION ON SEPTEMBER 3, 1998.

ACTION: Approved as drafted

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Mills, Martin

Adjournment: 6:25 p.m.

ADDENDUM
MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 13, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:00 P.M.
NOTE TIME START

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --Public Hearing
Closed

98.447EZ

(ROSETTER)

3100 WEBSTER STREET Consideration of a proposal to amend the zoning map for the property at 3100 Webster Street, being Lot 12, Assessor's Block 508 (one lot in the block bounded by Webster, Moulton, Buchanan and Greenwich Streets) from an RH-2 (Two Family Residential) District to an NC-3 (Moderate-Scale Neighborhood Commercial District. The proposed amendment would allow the existing Del Sol Motel (formerly the Plantation Inn) to remain. Since the property was reclassified from R-3 (Multi-Family Residential) to RH-2 in 1978, a motel on this property has been a non-conforming use with a mandate to conform in twenty years (1998). Conforming to the RH-2 District would require that the motel be converted to residential use. Since hotels are a conditional use in the NC-3 District, the reclassification would allow the motel to continue with any expansion or intensification as a hotel requiring a conditional use authorization from the Planning Commission. The Planning Commission may also consider recommending reclassification to an NC-2 (Small Scale Neighborhood Commercial District) as an alternative.

NOTE: On August 6, 1998, following testimony, the Commission closed the public hearing and entertained a motion to approve with conditions.

The motion failed to carry by a vote of +2 -4, resulting in an intent to disapprove. Final language 8/13/98. Commissioner Martin was absent.

SPEAKERS: Patricia Vaughney

ACTION (1): Motion to continue one week to 8/20/98

AYES: Antenore, Hills, Joe
NOES: Chinchilla, Mills Theoharis
ABSENT: Martin
RESULT: Motion failed to carry

ACTION (2): Disapprove proposal with an amendment to the motion:
WHEREAS, In response to public concerns about certain uses allowed under NC-3 zoning, the owner of 3100 Webster Street suggested, and the Department of Planning staff recommended the alternative reclassification to an NC-2 (Small-Scale Neighborhood Commercial) District which district controls existing hotels/motels in the same manner as an NC-3 District, but is more restrictive in the nature of other use permitted.
THEREFORE BE IT RESOLVED THAT, The Commission finds that the proposed reclassification to an NC-3 or and NC-2 District would be inconsistent with the most of the eight priority planning policies established by Planning Code Section 101.1 in that:

AYES: Antenore, Chinchilla, Mills, Theoharis
NOES: Hills and Joe
ABSENT: Martin
MOTION NO. 14674

CORRECTION

MINUTES OF SPECIAL MEETING OF THE SAN FRANCISCO PLANNING COMMISSION

**THURSDAY
AUGUST 20, 1998
ROOM 207
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

PRESENT: Chinchilla, Theoharis, Antenore, Hills, Joe, Mills
ABSENT: Martin

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Amit Ghosh, Eva Liebermann, Rana Ahmadi, Scott Dowdee, Catherine Bauman, Michael Sander, Jill Slater, Charlotte Barhman, Paul Maltzer, Miriam Chion, Pedro Arce, Lulu Hwang, Larry McDonald, David Alumbaugh, Hillary Gitelman, Paul Rosetter, Angelica Chiong, Paul Lord, John Billovits, Linda Avery - Commission Secretary

(AHMADI/BAUMAN)

WORKSHOP LAND USE STUDY: INFORMATIONAL PRESENTATION -

Status report and informational presentation of staff and consultant findings on San Francisco's use of land.

Public Meeting Held. No Action Required or Taken.

PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

SPEAKERS:

Fred Snyder

Re: This study in relation to Live/Work

Bernie Choden

Re: Additional steps that must be taken to make this effective.

John Bardis, Annie Pascuall, Sue Hestor

Re: Land Use Study presentation

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
AUGUST 20, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
2:30 P.M.

DOCUMENTS DEPT.
SEP 23 1998
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Chinchilla, Theoharis, Antenore, Hills, Joe, Mills
ABSENT: Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 2:55 PM

STAFF IN ATTENDANCE: Gerald Green - Director of Planning Robert Passmore - Zoning Administrator, Corey Alvin, Judy Martin, Jim Miller, Elizabeth Gordon, Angelica Chiong, Susan Young, Susana Montaña, Hillary Gitelman, Carol Roos, Edy Zwierzycki, Lou Andrade, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.252C (MARTIN)
445 VALENCIA STREET, east side between 15th and 16th Streets, Lot 57 in Assessor's Block 3554 - Request for a Conditional Use Authorization to allow the relocation of an existing nonconforming liquor store within a retail grocery store per Planning Code Section 186.1 (c)(5) within the Valencia Street Neighborhood Commercial District and a 50-X Height and Bulk District, and the Mission Alcoholic Beverage Special Use Subdistrict.
(Continued from Regular Meeting of August 6, 1998)
(Proposed for Continuance to September 3 10, 1998)

SPEAKERS: None

ACTION: Continued as amended

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

2. 98.484DDDD (LI)
63-67 GLOVER STREET, south side between Jones and Leavenworth Streets, Lot 032 in Assessor's Block 0151 -- Request for Discretionary Review of Building Permit Application No. 9805327, proposing to merge three dwelling units into

one single-family dwelling in a RH-2 (House, Two-Family) District.

(Continued from Regular Meeting of July 23, 1998)

(Proposed for Continuance to September 17, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

3. 98.040E

(NAVARRETE)

2130 HARRISON STREET: Appeal of a Preliminary Negative Declaration - To construct a 50-foot-high four-story building that would contain a total 26 live/work units at Assessor's Block 3573, Lot 25. The site presently contains an approximately 5,800 square foot, two story vacant motel and an approximately 1,300 square foot former motorcycle repair shop, which would both be demolished. The proposed building would be approximately 53,800 square feet and would contain 26 live/work units in three stories, including two mezzanine levels. There would be 27 ground level parking spaces, with access on Harrison Street. The project site is located in an M-1 (Light Industrial) Zoning District and a 50-X Height and Bulk District, and is also in the Northeast Mission Industrial Zone (NEMIZ) and the Mission District Industrial Protection Zone (IPZ).

(Proposed for Continuance to September 24, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

4. 98.280ET

(ROSETTER)

BICYCLE TRANSIT ENHANCEMENT PLAN, Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Section 155.1 to clarify definition of and obligations of the responsible City official and the landlord regarding the provision of bicycle facilities in or for building space leased to the City and deleting obsolete implementation schedule provisions. The amendment would add Section 155.2 to require bicycle parking in privately-owned and City-owned parking garages, and would add Section 155.3 to require shower and locker facilities be provided in or for new buildings and buildings undergoing major expansion. Planning Code Section 155(j) already requires bicycle spaces in required accessory auto parking facilities. There is no auto parking requirement for uses other than residential use in the C-3 (Downtown Commercial) Districts, so no bicycle parking is required or would be required by this amendment in downtown buildings except in residential buildings and buildings primarily used as parking garages.

(Continued from Regular Meeting of August 6, 1998)

(Proposed for Continuance to August 27, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

5. 98.340D

(MILLER)

3175 - 17TH STREET, south side between South Van Ness Avenue and Shotwell Street, Lot 048 in Assessor's Block 3574 -- Request for Discretionary Review of Building Permit Application No. 9803199, proposing the addition to and conversion of the existing auto parts store building into 12 live/work spaces in a C -M (Heavy Commercial) District.

(Proposed for Continuance to August 27, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKERS: None

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of adoption -- draft minutes of 8/6/98

ACTION: **Approved as amended: correct a couple of typographical errors on pages 5 and 8; on page 7 include the last name of Supervisor Katz' Aide (Laura Spanjian)**

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Martin

D. DIRECTOR'S REPORT7. DIRECTOR'S ANNOUNCEMENTS

None

8. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

- BOS:** - Historic Signs, Public Art works, and Historical Landmarks legislation that this Commission recommended was before the full Board on Monday and was passed through without comment. The Massage Parlor legislation also recommended by this Commission was questioned on the hours of limitation in case of change of ownership to 10:00 p.m.--The Board amended the legislation to 12:00 a.m.
- BOA:** - Alicia Becirril has moved from our Landmarks Board to the Board of Appeals--which now gives them a five member Board.
- 835 Minnesota St.--a 10 unit live/work project CPC approved last April reducing the height from 49' to 45', and the owner, Mr. Nibbi agreed to provide \$1000 a unit to the Esprit Park acquisition fund. The Board further reduced the height from 45' to 41' and required Mr. Nibbi to provide \$1500 per unit to the park acquisition fund.
- The Sutro Tower determination by the Zoning Administrator to re-consider his 1996 decision that the addition of advanced television antennas on the Tower did not require CU authorization by the Planning Commission but rather just the building permit and DR review; and whether the mechanical equipment at the foot of the transmission building and on top of the transmission building required CU vs a building permit application was considered by the Board last night and upheld by them by a vote of +5 -0.

RESPONSE TO COMMISSION CONCERNS:

- Not being aware of the cases that are being appealed to the Board of Appeals. You have been provided with a list of those cases currently pending before the BOA that also came before the Planning Commission. The Department will do this for you on a weekly basis.

Mills: What about the appropriateness of a member of the Planning Commission being at the Board of Appeals?

Director Green's Response: This was an item brought up at last week's meeting, and the staff will come back to you with a response under Director's Report on September 3rd.

E. REGULAR CALENDAR

9. 96.771MTZR (MONTAÑA)

MISSION BAY PLAN, PLANNING CODE TEXT AND ZONING MAP AMENDMENTS -- GENERAL PLAN, PLANNING CODE TEXT AND ZONING MAP AMENDMENTS--RESOLUTION OF INTENT TO HOLD A PUBLIC HEARING TO INITIATE SUCH AMENDMENTS TO FACILITATE THE RECOMMENDATION OF A MISSION BAY NORTH REDEVELOPMENT PLAN AND A MISSION BAY SOUTH REDEVELOPMENT PLAN AND IMPLEMENTATION PROGRAMS--

On August 20, 1998 the Planning Commission will consider a Resolution of Intent to initiate the following amendments to the General Plan, Planning Code and Zoning Maps at a duly advertised public hearing to be held on Thursday, September 17, 1998 after certification of a Final Subsequent Environmental Impact Report on these proposed actions and prior to the adoption of proposed Mission Bay North and South Redevelopment Plans.

Consideration of a Resolution of Intent to Initiate amendments to the General Plan, Planning Code text and Zoning Map for the area of the City commonly known as Mission Bay, generally bounded by Townsend Street to the north, Third Street and Terry A. Francois Boulevard to the east, Mariposa Street to the south and the Interstate 280 and Seventh Street to the west. Please note that included within this broad area are four parcels or portions thereof that will not be included within a Mission Bay North (north of China Basin Channel) or Mission Bay South Redevelopment Project Area: Three parcels in two Assessor's Blocks (AB) are located within the area north of the channel (AB 3796/lots 1 and 2 and AB 3797/lot 1) and a portion of one parcel is located south of the channel (a portion of AB 3880 running easterly of Third Street and north of the intersection of Third and Fourth Streets (Seawall Lot 337), which is owned by the Port of San Francisco.

On September 17, 1998 the Planning Commission will be asked to consider the following amendments to facilitate the adoption of a Mission Bay North Redevelopment Plan and a Mission Bay South Redevelopment Plan: (1) Elimination of the current Mission Bay Plan by deleting Part 2 of the Central Waterfront Plan, an element of the City's General Plan; (2) Adoption of the current Mission Bay Plan as "Mission Bay Guidelines" which, along with the general policies of Part 1 of the Central Waterfront Plan and the general policies of the other Elements of the General Plan, would govern property in the four parcels which are currently included in the Mission Bay Plan yet would not be included in a Mission Bay North or South Redevelopment Project Area; (3) Amendments to maps, figures and text descriptions in various Elements of the General Plan to reflect the proposed Mission Bay North and Mission Bay South

Redevelopment Plans; (4) Amendments to Article 9 of the Planning Code to reference Mission Bay Guidelines applicable to the four remaining parcels rather than a Mission Bay Plan, to reference the Mission Bay North and South Redevelopment Plans for the Redevelopment Plan Areas, and to describe the four parcels that would remain subject to the provisions of Article 9; (5) Amendments to Zoning Map 8 to eliminate specific use districts of Article 9 which would no longer be applicable with the adoption of the Redevelopment Plans and to continue the use district (Mission Bay Office District) which would govern property located within the three parcels north of China Basin Channel which would not be subject to the proposed Mission Bay North Redevelopment Plan. Those properties in AB 3796/Lots 1 and 2 and AB 3797/Lot 1 would continue to be governed by Article 9, the Mission Bay Guidelines, the general policies of the Central Waterfront Plan and the general policies of the General Plan. A portion of Lot 1 of Assessor's Block 3880, under the jurisdiction of the Port of San Francisco, would not be included in the Mission Bay South Redevelopment Project Area and would remain designated MB-OS--Mission Bay Open Space Use District; and (6) Amendments to Zoning Map 8H to eliminate the height and bulk district designations for the land that would be governed by the Mission Bay North and Mission Bay South Redevelopment Plans. For further information, please contact planner Susana Montana at (415) 558-6313.

SPEAKERS: David Prowler

ACTION: Approved

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

RESOLUTION No.: 14677

10. 97.678E

(GITELMAN)

640 BATTERY STREET OFFICE BUILDING EXPANSION -- CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT. 640 Battery Street, between Pacific Avenue and Jackson Street; Assessor's Block 173, Lots 1 and 9. The proposed project would add three floors and about 93,500 sq. ft. of office space to the existing three-level office building at 640 Battery Street, for a total of approximately 213,500 sq. ft. of office use on the site. No off-STREET parking or loading areas are proposed. The proposed project would re-clad the existing building, which was constructed in 1926-37 and is "L" shaped, with facades on Pacific Avenue, Battery, Jackson, and Front Streets. The total height of the project would be about 84 feet.

NOTE: The public hearing for this item was closed on June 25, 1998.

SPEAKERS: None

ACTION: Approved

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

MOTION No.: 14678

11. 97.750E

(ROOS)

PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT

Asian Art Museum. 200 Larkin Street; Assessor's Block 353, Lot 1. The project is adaptive reuse of the old Main Library building by the Asian Art Museum including: seismic upgrade, alterations to the exterior and interior of the building and an underground extension that would be about 12 feet above grade at 45 Hyde Street. (Future phases analyzed include construction of an auditorium/theater with offices above (to about 80 feet) at 45 Hyde Street, and extension of the McAllister wing towards Hyde Street. These two phases are not currently funded.) Main components of the project include 1) seismic upgrade of the old Main Library. 2) exterior alterations including a new 16-ft.-tall mechanical penthouse/roof element, removal of cement statues on the Larkin Street facade, new doorways and lengthened windows on the Fulton facade, new door openings on the McAllister and Hyde frontages; construction of a seismic moat; an outdoor dining area on Fulton; and enclosure of existing light courts to form an interior Central Court. A loading dock would have access on Hyde Street. 3) Interior alterations would include the following: retention of the Main Entrance Hall and Vestibule and Monumental Grand Staircase, and Great Hall; alteration of the second floor loggia including demolition of non-supporting walls and removal (and relocation) of Piazzoni Murals; addition of a new third floor including inside the south and west reading rooms; demolition of large portions of the ground and existing third floors for adaptive reuse, including creation of a three-story-tall Central Court that would surround the Monumental Staircase; and demolition of seven-story library stacks for use as museum space; conversion of library spaces to galleries, classrooms, research library, offices, museum store and cafe. No parking would be provided.

NOTE: COMMENTS WILL BE ACCEPTED UNTIL 5 PM, AUGUST 20, 1998, OR THE END OF THE PUBLIC HEARING, WHICHEVER IS LATER.

SPEAKERS: David Bahlman, James Fong, Sylvia Hon, Alice Lowe, Robert Allan, James Haas, Elnid Lim, Sydney Cass, Judy Wilbur, Jim Brady, Sally Kirby, Wogh Chang Kwan, Collett Tanaka, Craig Gitelman, Sax Kitashima, Mary Ann Miller, Winchell Hayward, Michael Levine, Bang Yao Chain

Public Hearing Closed. Meeting Held. No Action Required or Taken.

12. 98.509C

(MILLER)

827 GUERRERO STREET, east side between 20th and Liberty Streets, Lot 76 in Assessor's Block 3608 - Request for authorization of a **CONDITIONAL USE** to establish a **RESIDENTIAL CARE FACILITY** for up to ten residents and to rent the ground floor rooms of the building for public events, in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

SPEAKERS: None

ACTION: Approved with conditions as modified:

Conditions of Approval - Add:

8. Pursuant to the applicants' voluntary agreement to abandon the portion of the subject Conditional Use authorization relating to rental events, said aspect of the authorization contained in Motion No. 14675 is limited to Leroy and Kathy Looper and their children and may not be transferred to any other party without the authorization by the Commission of a new Conditional Use.

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

MOTION No: 14675

13. 98.388C

(MARTIN)

665 - THIRD STREET, northeast corner of Third and Townsend Streets, Lot 041, Assessor's Block 3788 -- Request for Conditional Use Authorization under Sections 817.73 and 227(h) of the Planning Code to install a total of nine (9) antennas on the roof of the existing building, comprised of three (3) sectors with three (3) antennas per sector, with equipment cabinets being installed in the basement of the building as part of a wireless communication network in an SLI (Service/Light Industrial) District, in the South of Market Neighborhood, the South End Historic District, the Ballpark Interim Special Use District, and 50-X Height and Bulk Districts.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

MOTION No.: 14676

14a. 98.365CV

(MARTIN)

2211 MISSION STREET, east side between 18th and 19th Streets, Lot 34 in Assessor's Block 3590 -- Request for a Conditional Use Authorization to allow the conversion of an existing three-story commercial building into five dwelling units, without the required off-STREET parking spaces for each unit, per Section 161(j) of the Planning Code, within the Moderate-Scale Neighborhood Commercial District (NC-3) and a 65-B Height and Bulk District, the Mission Alcoholic Beverage Special Use Subdistrict and the Mission Street Fast-Food Subdistrict. The Zoning Administrator will conduct a joint hearing on a request for a Variance from the rear yard usable open space and exposure requirements under Section 305 of the Planning Code.

SPEAKERS: Courtney Hernandez, Joel Coopersmith

ACTION: Approved with conditions as modified:

Findings:

- b. Conversion of the existing three-story commercial building into four dwelling units, with a commercial space fronting Mission Street, and two dwelling units on each of the second and third floors, will permit the retention of the existing ground story retail/commercial uses and

would not require a curb cut. Maintenance of continuous retail frontages is encouraged in the NC-3 Zoning Districts to prevent disruption of pedestrian movement. No increase in traffic flow is anticipated as a result of the proposed Project.

4. The proposed Project is to convert the second and third floors of the existing commercial building into five dwelling units, two on each floor, and to convert the ground floor into one dwelling unit at the rear and commercial space fronting Mission Street, without the required five off-street parking spaces. However, the plans shall be modified to eliminate the ground floor dwelling unit. The modified Project would create four dwelling units.
9. a. The proposal will permit conversion of a portion of an existing three-story commercial building into four dwelling...
d. Reduction of the off-street parking requirement for the four dwelling...

Conditions of Approval

1. This authorization is to allow the conversion of an existing three-story commercial building for up to four dwelling units consisting of two dwelling units on each of the second and third floors, and a commercial space fronting Mission Street, without the required off-street parking spaces for each unit, in the NC-3 Neighborhood Commercial District, in general conformity with plans to be modified from those submitted with the Application dated July 22, 1998, and labeled Exhibit B.
3. The four dwelling units shall comply with applicable Planning Code requirements...

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

MOTION No.: 14679

- 14b. 98.365CV (MARTIN)
2211 MISSION STREET, east side between 18th and 19th Streets, Lot 34 in Assessor's Block 3590 in an NC-3 (Moderate-Scale Neighborhood Commercial District) Zoning District and a 65-B Height and Bulk District, the Mission Alcoholic Beverage Special Use Subdistrict and the Mission Street Fast-Food Subdistrict. REAR YARD, USABLE OPEN SPACE AND EXPOSURE VARIANCES SOUGHT: To convert an existing three-story, vacant, 10,925 square-foot commercial building into five dwelling units; one unit at the ground level with a commercial space fronting Mission Street and two dwelling units on each of the second and third floors, without providing the required rear yard, usable open space and exposure for the dwelling units.

Zoning Administrator closed public hearing and stated he feel the variance is appropriate with 4 units.

15. 98.256C (ZWIERZYCKI)
166 SANCHEZ STREET, mid-block on the west side of the STREET between

15th and Henry Streets, Lot 9, in Assessor's Block 3541 -- Request for a Conditional Use authorization under Section 303(e) of the Planning Code to revoke previous conditions placed on the property by the Planning Commission under Resolution No. 3962 adopted in 1951, that generally restricts the height of building(s) on the premises to 30 feet; and limits lot coverage to 50 percent on this site, in the Upper Market Street Neighborhood Commercial District and a 40-X Height and Bulk District.

SPEAKERS: Brian Christianson, Tony Pantelioni

ACTION: Approved with conditions as drafted with design modifications

AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore

ABSENT: Martin

MOTION No.: 14680

16a. 97.358CV

(ANDRADE)

105 MILES STREET; Lot 54 in Assessor's Block 243; north east corner of Miles Street and California Streets;- Request for Conditional Use Authorization to add approximately 6154 square feet of floor area to an existing recreational facility presently containing approximately 7794 square feet, per Section 238, in the RM-4 (Residential, Mixed, High Density) District, the Nob Hill Special Use District and the 65-A Height and Bulk District. The Zoning Administrator will conduct a **joint hearing** on a request for a Variance from parking requirements. (Continued from Regular Meeting of June 18, 1998)

Note: On 6/18/98 following testimony, the Commission closed public hearing with the understanding that it will re-open testimony for any new material or information submitted to the Commission. The matter was continued to 8/20/98.

SPEAKERS: Cynthia Schroder, Joyce Bickle, Hal Cristenson, Barbara Stack, Charles Long, Tom Turner, Eilen Holton, David Rounce, Carol Herns, Ian James, May Ann Colliger, Jennifer Cowlick, Ruth Jacobs

ACTION: Approved with conditions as modified:

Conditions of Approval - Add:

9. In order to eliminate the need to open windows and doors for ventilation, a mechanical ventilation system shall be installed to serve the dance floor area of the fourth floor of the main University Club building to be operated during music events. This shall be installed prior to the issuance of a Certificate of Occupancy for the subject recreation facility.

10. The number of squash tournaments involving nonmembers shall be limited in number to no more than ten events per year. Each event shall accommodate no more than 50 participants (players, officials, and spectators) at any one time.

11. During tournament events, the Project Sponsor shall provide valet parking according to a plan approved by the Department of Planning and in consultation with the Department of Parking and Traffic.
12. Any outstanding fire code issues with regards to the original conditions for the vacation of Miles Street shall be resolved prior to the issuance of a building permit for the subject Project.
13. The Project Sponsor shall plant and maintain approximately 17 street trees of an approved species, of a 24-inch box size, and installed with appropriate irrigation, in consultation with the Department of Public Works, along the California and Powell Street frontage of the University Club property.
14. This Approval shall be contingent upon either the provision of off-street parking in a manner that complies with applicable off-street parking standards of the Planning Code; or, a reduced amount of parking authorized as a variance from said standards under the provisions of Planning Code Section 305.

AYES: Chinchilla, Mills, Hills, Joe

NOES: Antenore, Theoharis

ABSENT: Martin

MOTION No.: 14681

- 16b. 97.358CV (ANDRADE)
105 MILES STREET, Lot 54 in Assessor's Block 243; north east corner of Miles Street and California Streets; in the RM-4 (Residential, Mixed, High Density) District, the Nob Hill Special Use District and the 65-A Height and Bulk District. PARKING VARIANCE SOUGHT: The proposal will provide four off-site, off-STREET parking spaces through a month-to-month lease where four, permanent, off-STREET, parking spaces are required per Planning Code Sections 151 and 159.

(Continued from Regular Meeting of June 18, 1998)

Zoning Administrator has closed public hearing and has taken the matter under advisement.

5:30 7:44 P.M.

17. 98.586D (KEYLON)
2780 FILBERT STREET, north side between Broderick and Baker Streets, Lot 014B in Assessor's Block 0942 -- Request for Discretionary Review of Building Permit Application No. 9806759, proposing to construct a penthouse at the top level of an existing two-story over-basement two-family dwelling in a RH-2 (House, Two-Family) District.

SPEAKERS: Patricia Vaughey, Patricia Howden, Ron Bolt
ACTION: No D.R. Approved as proposed
AYES: Chinchilla, Theoharis, Mills, Hills, Joe, Antenore
ABSENT: Martin

6:00 8:05 P.M.

18.

(CHIONG)

A presentation of the Neighborhood Planning Issues Survey Report by the Southeast Quadrant Neighborhood Planning Team for the following neighborhoods: Bayshore/Bayview, Bernal Heights, Mission, Potrero Hill, South of Market.

SPEAKERS: Dick Millett, Kathy Gough, Joan Holden, Carl Windorf, Sue Hestor, Martha Britgan, Joel Vandorf, Tom Aire, Paul Stein, Terry Milne.

ACTION: Meeting held. No Action required or taken

Adjournment: 8:55 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF PLANNING COMMISSION ON SEPTEMBER 17, 1998.

ACTION: Approved as amended
AYES: Chinchilla, Antenore, Joe, Mills, Martin
ABSENT: Hills, Theoharis

980820.min

ADDENDUM

MINUTES OF MEETING AND CALENDAR OF THE SAN FRANCISCO PLANNING COMMISSION REGULAR MEETING

**THURSDAY
AUGUST 20, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
2:30 P.M.**

PRESENT: Chinchilla, Theoharis, Antenore, Hills, Joe, Mills

ABSENT: Martin

E. REGULAR CALENDAR

98.305C

(BEATTY)

295-99 BAY STREET, Lot 17 in Assessor's Block 40, southeast corner of Powell and Bay Streets -- Request for Conditional Use authorization under Section 225(a) of the Planning Code to convert the existing vacant movie theater and office space into a commercial storage facility for household goods and a retail space in a C-2 (Community Business) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of August 13, 1998)

SPEAKERS: Andrew Junius, Jerry Crowley, Eugene Tom, Edwin F. Marsulu, Michael Kong, John Carcazoni, Annie Chan, Linda Hendrix, Joann Dunaway, Aaron Pesking, Dick Millett, Sue Hestor

ACTION: Public hearing closed. Intent to disapprove. Final Language
8/27/98.

AYES: Chinchilla, Theoharis, Joe, Mills, Antenore

NOES: Hills

ABSENT: Martin

**Theresa Terezia Nemeth - Mayor's Office of Economic
Development
Re: Land Use Study presentation**

Adjournment: 2:35 P.M.

MINUTES OF SPECIAL
JOINT HEARING
CITY PLANNING COMMISSION
AND
REDEVELOPMENT COMMISSION
THURSDAY, AUGUST 27, 1998
BOARD OF SUPERVISORS CHAMBER
ROOM 404, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

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Roll Call:

Planning Commission:

PRESENT: Chinchilla, Mills, Hills, Joe, Antenore

ABSENT: Martin, Theoharis

Redevelopment Commission:

PRESENT: Yee, Dunlop, King, Romero, Singh

THE MEETING WAS CALLED TO ORDER AT 1:40 P.M.

PLANNING STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Jonas Ionin, Hillary Gitelman, Carol Roos, Linda Avery - Commission Secretary

A. SPECIAL CALENDAR

97.717E:

(ROOS)

JOINT PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT(DEIR), BY THE SAN FRANCISCO PLANNING COMMISSION AND THE SAN FRANCISCO REDEVELOPMENT AGENCY.

PACIFIC EXCHANGE: North side of Folsom Street, between Spear and Main Street. Assessor's Block 3740, Lots 27, 29, 30, 31 and 32. The proposed project would expand the existing Rincon Point-South Beach Redevelopment Area by approximately 60,000 square feet, demolish two existing buildings, and construct a new headquarters for the Pacific Exchange to accommodate the Pacific Exchange and the needs of its 550 members and its clearing firms, at least through the year 2010. The project would construct a new 17-story, 234-foot tall structure to replace its existing operations now in several locations in the Financial District. The new building would include a three-level 550-valet space parking garage below grade and new trading floors above grade, with offices and support space to accommodate up to 3,260 employees. The parking garage would likely be owned by the City and operated by the City or a non-profit corporation as a public parking garage. Above the parking garage, the building would contain about 425,500 gross square feet of space in two main components: a 5-story Trading and Technology Center, consisting of about

143,100 gross square feet, and a 17-story office tower, consisting of about 274,000 gross square feet. The ground floor would contain about 8,400 square feet of retail space. The project would require an amendment of the Rincon Point-South Beach Design for Development document to provide development standards for the project site. Conforming General Plan amendments would also be required.

NOTE: COMMENTS WILL BE ACCEPTED UNTIL 5 PM, SEPTEMBER 9, 1998.

SPEAKERS: Don Gray, Dr. Teo Myers, Theresia Nemeth, Dole Carlson, Jeffrey Leibovitz, Lloyd Schloeeq, David Myers, Robert Meyers

Public hearing closed. No action required or taken.

B. PUBLIC COMMENT

At this time, members of the public may address the Commissions on items that are within the subject matter jurisdiction of the City Planning Commission and the Redevelopment Commission. Members of the public may address the Commissions for up to three minutes. The presidents may limit the total testimony to 30 minutes.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKERS: Edith McMillan

Re: PASSMORE's Passmore's notification report is insufficient.

Adjournment: 2:10 p.m.

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
AUGUST 27, 1998
BOARD OF SUPERVISORS CHAMBER
ROOM 404, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
2:00 P.M.

PRESENT: Chinchilla, Mills, Hills, Joe, Antenore

ABSENT: Martin, Theoharis

THE MEETING WAS CALLED TO ORDER AT 2:20 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert **PASSMORE**
Passmore - Zoning Administrator, Jonas Ionin, John Billovits, Jim Miller, David
Lindsay, Diane Wong, Michael Li, Jason Smith, Lou Andrade, Michael Kometani, Paul
Maltzer, Lois Scott, Grace Hing, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.794E (NAVARRETE)
**555 FLORIDA STREET/2828 18TH STREET: APPEAL OF THE PRELIMINARY
NEGATIVE DECLARATION.** The proposed project would reuse three vacant buildings
for 49 live/work units 20,000 square feet of commercial/industrial use, with below grade
parking. The buildings were part of the former Best Foods industrial facility (Assessor's
Block 4017/Lots 2, 3, 4 and 5). The existing four lots would be merged into one parcel
and re-subdivided into four parcels with different configurations. The four-story plus
basement 555 Florida Street building, 8,00 sq. ft. Of commercial/industrial use, with
approximately 41,500 gross square feet, would contain 15 live/work units and about 12
parking spaces below grade with ingress and egress on Florida Street. The two three-
to four-story buildings plus basement at 2828 18th Street, consist of approximately 101,850
gross square feet, and would contain 34 live/work units 12,000 sq. ft. Of
commercial/industrial use and 49 basement parking spaces with ingress and egress on
18th Street. The exterior dimensions of these buildings would not be changed. The
primary pedestrian entrance for both buildings would be through a courtyard on Florida
Street. The project is located in a M-1 (light industrial) Zoning District and a 50-X height
and bulk district.

(Continued from Regular Meeting of July 9, 1998)

(Proposed for Continuance to September 3, 1998)

SPEAKERS: None

ACTION: Approved as proposed

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Theoharis

ABSENT: Martin

2. 98.794D (GORDON)

555 FLORIDA STREET/2828 18TH STREET block bounded by Florida, Mariposa, Bryant and 18th Streets, Lots 2,3,4, and 5 in Assessor's Block 4017 -- Request for Discretionary Review of Building Permit Application Nos. 9702706 (555 Florida Street) and 9703108 (2828 18th Street), proposing to convert three vacant buildings, which were formerly part of the Best Foods Industrial Facility, into 64 live/work units in a M-1 (Light Industrial) District.

(Proposed for Continuance to September 3, 1998)

SPEAKERS: None

ACTION: Approved as proposed

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Theoharis

ABSENT: Martin

3. 97.539D (GORDON)

1578-1588 INDIANA STREET, west side between Cesar Chavez (Army Street) and 26th Streets, Lots 020 and 021 (formerly Lot 016) in Assessor's Block 4318 -- Request for Discretionary Review of Building Permit Application Nos. 9712479 and 9712480, proposing to construct two 12-unit live/work buildings on two vacant sites adjacent to each other in a M-2 (Heavy Industrial) District.

(Continued from Regular Meeting of April 23, 1998)

(Proposed for Continuance to September 24, 1998)

SPEAKERS: None

ACTION: Approved as proposed

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Theoharis

ABSENT: Martin

4. 98.280ET (ROSETTER)

BICYCLE TRANSIT ENHANCEMENT PLAN, Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Section 155.1 to clarify definition of and obligations of the responsible City official and the landlord regarding the provision of bicycle facilities in or for building space leased to the City and deleting obsolete implementation schedule provisions. The amendment would add Section 155.2 to require bicycle parking in privately-owned and City-owned parking garages, and would add Section 155.3 to require shower and locker facilities be provided in or for new buildings and buildings undergoing major expansion. Planning Code Section 155(j) already requires bicycle spaces in required accessory auto parking facilities. There is no auto parking requirement for uses other than residential use in the C-3 (Downtown Commercial) Districts, so no bicycle parking is required or would be required by this amendment in downtown buildings except in residential buildings and buildings primarily used as parking garages.

(Continued from Regular Meeting of August 20, 1998)

(Proposed for Continuance to September 24, 1998)

SPEAKERS: None

ACTION: Approved as proposed

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Theoharis

ABSENT: Martin

5. 98.526C

(BEATTY)

1901 UNION STREET, Lot 1 in Assessor's Block 542, southwest corner of Union and Laguna Streets -- Request for Conditional Use authorization under Section 725.48 of the Planning Code to add live musical entertainment, defined as "Other Entertainment" per Section 790.38, at an existing bar in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk district.

(Proposed for Continuance to September 10, 1998)

SPEAKERS: None

ACTION: Approved as proposed

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Theoharis

ABSENT: Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKERS:

Patricia Vaughey

Re: Why she is appealing 2780 Filbert Street

Evelyn Wilson

Re: Protesting faulty notification for 2135-44th Avenue

Chris LaPlank

Re: City College - Master Plan

Edith McMillan

Re: Section 311 Notices

Lloyd Michael

Re: 555 Florida Street

Li Gwee

Re: 517 Washington

C. COMMISSIONERS' QUESTIONS AND MATTERS

Mills Hills: Report back on 517 Washington on status with Historic Landmark designation

Chinchilla: Land Use Summary - Director should offered to take it on the road make the presentation available to other cCity's agencies: BOS, BOA DBI, etc. to keep these and other agencies apprised of information

gathered to date.

D. DIRECTOR'S REPORT

6. Resolution for Gene Coleman

ACTION: Continued to 9/3/98

AYES: Chinchilla, Mills, Hills, Joe, Antenore, Theoharis

ABSENT: Martin

7. DIRECTOR'S ANNOUNCEMENTS

- Mission Bay Information will be before the Commission on September 17, 1998 and Commission packets will be distributed early, only new information.

8. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

BOA: None

- Note that the demolition case on Lake Street that the Planning Commission disapproved will be corrected heard at the next hearing before the Board of Appeals.

- The North of Market massage parlor review by Planning Commission was returned to Housing Planning Committee, for another public hearing.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED.

9. 98.305C (BEATTY)

295-99 BAY STREET, Lot 17 in Assessor's Block 40, southeast corner of Powell and Bay Streets -- Request for Conditional Use authorization under Section 225(a) of the Planning Code to convert the existing vacant movie theater and office space into a commercial storage facility for household goods and a retail space in a C-2 (Community Business) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of August 13, 1998)

NOTE: On 8/20/98 following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +5

-1. Commissioner Hills voted no and Commissioner Martin was absent. Final language to come before them on 8/27/98.

SPEAKERS: None

ACTION: Project disapproved

AYES: Chinchilla, Mills, Joe, Antenore, Theoharis

NOES: Hills

ABSENT: Martin

MOTION No.: 14682

F. REGULAR CALENDAR

10. 98.086C (MILLER)

3006 - 26TH STREET, northwest corner at Florida Street, Lot 17 in Assessor's Block 4272 -- Request for authorization of a CONDITIONAL USE for EXPANSION of a

RESIDENTIAL CARE FACILITY from 16 to 26 residents in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of July 9, 1998)

SPEAKERS: **Nelvin Johnson, Gloria Lopez, Eric Brown, Marta Ramos, Bill Hirsch, Ann Kirschner, Charlotte Johnson, Judy Berkowitz, Renne Salcedo, DeAnna Rhinefrank, Geoffrey Link, Elizabeth, Lopez, Baron Miller, Ed Nazzera, Barbara Redfield, Rand Salloun, Sharon Kidder, Rich Snowden, Kwan Tam, Michael Weise, Dr. Mark Fleshman, Steven Zollman, John Wilson, Abigal Johnston**

ACTION: **Public hearing closed. Public hearing to remain open to new material. Continued to 9/24**

AYES: Chinchilla, Hills, Joe, Antenore, Theoharis

ABSENT: Martin, Mills

11. 97.470B (BAÑALES)

475 BRANNAN STREET, south side between 3rd and 4th Streets; Lot 31 in Assessor's Block 3787 -- Request for authorization for Office Space in excess of 50,000 square feet under Section 321 of the Planning Code to permit an increase in Office Space of approximately 61,000 square feet. The Project would increase Office Space in a two-story building from 180,000 square feet to 241,000 square feet, including a two-story vertical addition and basement conversion to parking, on a site within an SSO (Service Secondary Office) and 50-X Height and Bulk District.

(Continued from Regular Meeting of August 6, 1998)

SPEAKERS: **Robert McCarthy**

ACTION: **Approved with conditions as corrected:**

The project includes an interior ground floor courtyard of approximately 5,800 square feet which would be open to the sky. The courtyard, situated at the western end of the building, is intended to provide open space for the building and a gathering area for employees.

AYES: Chinchilla, Hills, Joe, Antenore, Theoharis

ABSENT: Martin, Mills

MOTION No.: 14685

12. 97.470Z (BAÑALES)

475 BRANNAN STREET HEIGHT LIMIT: Consideration of a proposal to amend the Planning Code's Height Limit map to change the height limit for a portion of Assessor's Block 3787, which is bounded by Brannan Street, 4th Street, Townsend Street and 3rd Street, to change the Height and Bulk District Classification from a 50-X to 65-X Height and Bulk District.

(Continued from Regular Meeting of August 6, 1998)

SPEAKERS: **Robert McCarthy**

ACTION: **Approved with conditions as drafted**

AYES: Chinchilla, Hills, Joe, Antenore, Theoharis

ABSENT: Martin, Mills

MOTION No.: 14684

13. 97.470M (BAÑALES)

475 BRANNAN STREET/SOUTH OF MARKET AREA PLAN AMENDMENTS:

Consideration of a request to initiate proposed amendments to the South of Market Area Plan of the General Plan, to amend the Schematic Height Plan (Map 5) to change the Height District from 50-X to 65-X, for that portion of Assessor's Block 3787, Lot 31, and to amend the Schematic Height Plan (Map 5) to change the 65-U Height and Bulk designation to 65-X, for those blocks so designated on said Map 5.

SPEAKERS: Robert McCarthy

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Hills, Joe, Antenore, Theoharis

ABSENT: Martin, Mills

MOTION No.: 14683

14. 98.219I

(BILLOVITS)

2232 GEARY BLVD - INSTITUTIONAL MASTER PLAN FOR KAISER SFMC,

hearing to take public testimony on update of the Institutional Master Plan for the Kaiser San Francisco Medical Center, per Planning Code Section 304.5(d).

SPEAKERS: Alice Barkley

ACTION: No Action Required or Taken.

15.

(PASSMORE/SCOTT)

CITY COLLEGE OF SAN FRANCISCO FACILITIES MASTER PLAN - Informational presentation on the Plan, dated February 20, 1998, including 12 principal locations:

Phelan Campus, Alemany Campus, Chinatown/North Beach Campus, Downtown Campus, Fort Mason Center, John Adams Campus, Evans Campus, Mission Campus, Southeast Campus, Castro-Valencia Campus, Administrative Office and Airport School. The Plan covers existing conditions, space needed and the current five year capital improvement program. As this is an informational presentation, no action by the Planning Commission is needed.

(Continued from Regular Meeting of July 23, 1998)

SPEAKERS: None

ACTION: Without hearing, continued to 9/24/98

AYES: Chinchilla, Hills, Joe, Antenore, Theoharis, Mills

ABSENT: Martin

16. 97.309E

(WONG)

147-151 Minna Street. **APPEAL OF PRELIMINARY NEGATIVE DECLARATION. San Francisco Museum of Modern Art Parking Garage;** south side of Minna Street, north side of Natoma Street, between Third and New Montgomery Streets; Lot 79 in Assessor's Block 3722; within a C-3-O (Downtown Office) Use District and a 350-S Height and Bulk District. Appeal of the Preliminary Negative Declaration for the proposed construction of a 7-1/2 story, approximately 85-foot-tall (including parapet), 405-stall public parking garage adjacent to the east side of the existing San Francisco Museum of Modern Art (MOMA), on the site of an existing 68-space surface parking lot with frontage on both Minna and Natoma Streets. Approximately 335 net new parking spaces would be provided.

(Continued from Regular Meeting of July 9, 1998)

SPEAKERS: Robert Meyers, John McComb, David Meyers, Robert Bernhine

ACTION: Negative Declaration Upheld

AYES: Chinchilla, Hills, Joe, Antenore, Theoharis

ABSENT: Martin, Mills

MOTION No.: 14686

17a. 97.309XCV

(LINDSAY)

147 - 151 MINNA STREET, south side of Minna Street, between New Montgomery and Third Streets, Lot 79 in Assessor's Block 3722 -- Request for Determination of Compliance and Exception as permitted under Section 309 of the Planning Code from a requirement that new buildings reduce ground-level wind currents in C-3 (Downtown Commercial) Districts. The project is the creation of a parking garage on the site of a 68-space private surface parking lot, with frontage on both Minna and Natoma Streets, adjacent to the east side of the San Francisco Museum of Modern Art (SFMOMA). The rooftop of the parking garage is proposed to be developed by SFMOMA as a sculpture garden to be accessible from SFMOMA's fifth-floor gallery level. The project proposes to construct a 7½-story, approximately 85-foot high (including an 11-foot high parapet) public parking garage with approximately 155,500 square feet of parking (405 spaces, including 68 spaces that would replace those on the surface lot and which would continue to be privately used). The number of net new publicly accessible parking spaces on the site would be 337. The project site is in a C-3-O (Downtown Office) District and a 350-S Height and Bulk District.

SPEAKERS: Thomas Smith, Mark Hornberger, Tom Kallinan, Herb Linki, Robert Bernhine, John McComb, Daniel Myers, Norm Brooks, Ted Meyers, Robert Meyers, Michael McComb

ACTION: Approved

AYES: Chinchilla, Hills, Joe, Antenore, Theoharis

ABSENT: Martin, Mills

MOTION No.: 14688

17b. 97.309XCV

(LINDSAY)

147 - 151 MINNA STREET, south side of Minna Street, between New Montgomery and Third Streets, Lot 79 in Assessor's Block 3722 -- Request for Conditional Use Authorization under Section 303 of the Planning Code to create a storage garage open to the public for passenger automobiles on the site of a 68-space private surface parking lot, with frontage on both Minna and Natoma Streets, adjacent to the east side of the San Francisco Museum of Modern Art (SFMOMA), as described above.

SPEAKERS: Thomas Smith, Mark Hornberger, Tom Kallinan Herb Linki. Robert Bernhine, John McComb, Daniel Meyers, Norm Brooks, Ted Meyers, Robert Meyers, Michael McComb

ACTION: Approved with conditions as modified:

Conditions of Approval:

C. Transportation - Add:

5. The Project Sponsor shall continue to the work with Planning Department staff on the issue of the garage's vehicular ingress and egress, specifically the location and design of the vehicular entrance/exit on Natoma Street.

AYES: Chinchilla, Hills, Joe, Antenore, Theoharis

ABSENT: Martin, Mills

MOTION No.: 14687

17c. 97.309XCV

(LINDSAY)

147 - 151 MINNA STREET, south side of Minna Street, between New Montgomery and Third Streets, Lot 79 in Assessor's Block 3722, in a C-3-O (Downtown Office) District and a 350-S Height and Bulk District. **PARKING RATE VARIANCE SOUGHT:** The proposal is to provide monthly parking at a discounted rate for up to 200 of the 337 net new automobile parking spaces that would be created if the Planning Commission approves the request for a new parking garage. Planning Code Section 155(g) does not permit discounted parking rates for weekly or monthly periods. **OPEN SPACE VARIANCE SOUGHT:** The proposal is to provide no publicly-accessible open space in conjunction with the parking garage. Planning Code Section 138 requires that publicly-accessible open space be provided for new non-residential, non-institutional and non-retail buildings in C-3 Districts. Based on an area of 133,740 gross square feet of space subject to the open space requirement, the project would require 2,675 square feet of open space.

Zoning Administrator closed public hearing and will accept written comments for next two weeks.

5:00 P.M.

18.

(NIXON)

A presentation of the Neighborhood Planning Issues Survey Report by the Northeast Quadrant Neighborhood Planning Team for the following neighborhoods: Chinatown, Downtown/Civic Center, Financial District, Nob Hills, North Beach, Russian Hill.

SPEAKERS: Wei Chang Kwan

ACTION: Meeting held. No action required or taken

19. 98.340E

(NAVARRETE)

3175 - 17TH STREET, - **Appeal of a Preliminary Negative Declaration.** The proposed project is to rebuild the third floor (which was previously destroyed by fire) and add a fourth floor to a 14,400 square foot two-story building. The building would be converted from office/warehouse/industrial use into 12 live/work units with 12 ground floor parking spaces. The proposed building would total 20,800 square feet with a building height of 50 feet. The existing project site is located in a C-M (Heavy Commercial) zoning district, within a 50-X height/bulk district. It is also located within the Greater Northeast Mission Industrial Zone (NEMIZ).

(Continued from Regular Meeting of August 13, 1998)

SPEAKERS: Sue Hestor, Bill Dietch

ACTION: Negative Declaration upheld

AYES: Chinchilla, Hills, Joe, Theoharis

NOES: Antenore

ABSENT: Martin, Mills

MOTION No.: 14689

AT APPROXIMATELY 6:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

20. 98.340D

(MILLER)

3175 - 17TH STREET, south side between South Van Ness Avenue and Shotwell Street, Lot 048 in Assessor's Block 3574 -- Request for Discretionary Review of Building Permit Application No. 9803199, proposing the addition to and conversion of the existing auto parts store building into 12 live/work spaces in a C -M (Heavy Commercial) District.

(Continued from Regular Meeting of August 20, 1998)

SPEAKERS: Brenda Way, Chrissy Keefer, Lori Lacua, Liz Roman, Kenny Okata, K. Nelson, Stephanie, Forester, John Kidder, Judy West, Makada Cassidy, Joan Holden, Jessie Bi, Deborah Walker, Carol Prince, Lynn Frintech, Bart Demmer, Brad Paul, Adam Sparks, Sue Hestor

ACTION: Take D.R. Disapproved

AYES: Chinchilla, Hills, Joe, Antenore, Theoharis

ABSENT: Martin, Mills

21. 98.566D/DD

(BILLOVITS)

2931 PIERCE STREET, west side between Filbert and Union Streets, Lot 003 in Assessor's Block 0536 -- Request for Discretionary Review of Building Permit Application No. 9805281, proposing to construct a third-floor addition at the rear of an existing two-story, single-family dwelling in a RH-2 (House, Two-Family) District.

SPEAKERS: John Peterson

ACTION: Without hearing, continued to 9/3/98

AYES: Chinchilla, Joe, Antenore, Theoharis

ABSENT: Martin, Mills, Hills

22. 98.610D

(HING)

1249 - 7TH AVENUE, west side between Lincoln Way and Irving Street, Lot 010 in Assessor's Block 1743 -- Request for Discretionary Review of Building Permit Application No. 9811035, proposing to merge two units within a four-unit residential building in a RH-2 (House, Two-Family) District.

SPEAKERS: George Jacobs, Scott Emblidge, Rebecca Edmister, Margaret Mori, Hooie Yee, Ruth Ranario

ACTION: No D.R. Approved as proposed

AYES: Chinchilla, Joe, Antenore, Theoharis

ABSENT: Martin, Mills, Hills

23. 97.553D

(WASHINGTON)

3320-3326 MARKET STREET, south side between Iron and Copper Alleys, Lot 100 in Assessor's Block 2717 -- Request for Discretionary Review of Building Permit Application Nos. 9719338 and 9719339, proposing to construct four new residential units on two parcels in a RH-2 (House, Two-Family) District.

SPEAKERS: John Congi, Don Sullivan

ACTION: No D.R. Approved as proposed

AYES: Chinchilla, Joe, Antenore, Theoharis

ABSENT: Martin, Mills, Hills

24. 98.487D

(WASHINGTON)

59 SCOTT STREET, west side between Waller and Lloyd Streets, Lot 006 in Assessor's

Block 1260 -- Request for Discretionary Review of Building Permit Application No. 9803126, proposing to construct a new 8-foot x 10-foot deck and a 1-hour fire wall above garage door of residence in a RH-3 (House, Three-Family) District.

SPEAKERS: Bill Pirkel, Tom Mecks

ACTION: Take D.R. Approved staff modifications

AYES: Chinchilla, Joe, Antenore, Theoharis

ABSENT: Martin, Mills. Hills

Adjournment: 9:34 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF PLANNING COMMISSION ON OCTOBER 15, 1998.

ACTION: Approved as correcte

AYES: Chinchilla, Theoharis, Antenore, Hills Joe, Martin, Mills

MINUTES OF SPECIAL MEETING
OF THE
SAN FRANCISCO
PLANNING COMMISSION

THURSDAY
SEPTEMBER 3, 1998
ROOM 430
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:00 P.M.

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PRESENT: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY 1:10 P.M.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

SPEAKERS: None

B. EXECUTIVE SESSION:

1. Pursuant to Government Code Section 54957, the Planning Commission will meet in closed session to discuss the appointment of an Interim Commission Secretary.

At the conclusion of the closed session, and pursuant to Section 67.14(a) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information; or
- b) Disclose information which a majority deems to be in the public interest.

ACTION: Jonas Ionin selected as the interim commission secretary

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

Adjournment: 1:50 P.M.

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
SEPTEMBER 3, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

PRESENT: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 2:00 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Paul Rosetter, Lou Andrade, Larry McDonald, May Fung, Jana Beatty, John Billovits, Isoken Omokaro, Kelly Pepper, Julian Banales, Paul Maltzer, Joy Navarrete, Elizabeth Gordon, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 97.686C (LI)
1100 GRANT AVENUE, northeast corner at Pacific Avenue; Lot 10 in Assessor's Block 162: -- Request for Conditional Use authorization under Sections 812.49 and 812.20 of the Planning Code to establish a financial service of approximately 3,600 square feet in the CR-NC (Chinatown Residential Neighborhood Commercial) District and a 50-N Height and Bulk District.
(Continued from Regular Meeting of June 4, 1998)
WITHDRAWN
2. 96.671E (NISHIMURA)
837-871 FOLSOM STREET, with street frontage also on Shipley Street, between 4th and 5th Streets, Lots 72, 89 and 90 in Assessor's Block 3752; South of Market Residential/Service Mixed Use District (RSD). **An Appeal of a Preliminary Negative Declaration** published on July 25, 1998, for a proposed project consisting of new construction of 68 live/work units, 142 dwelling units, approximately 2,600 square feet of ground floor retail space, and 190 parking spaces within an 85-foot tall, eight-story (plus two mezzanine levels), approximately 390,300 gross square-foot building on an approximate 55,770 square-foot site. A paved parking lot currently occupies the project site. The project would require Conditional Use Authorization by the Planning Commission for the proposed height, building bulk, and parking greater than the accessory use amount.

(Proposed for Continuance to October 1, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

3. 98.252C (MARTIN)

445 VALENCIA STREET, east side between 15th and 16th Streets, Lot 57 in Assessor's Block 3554 - Request for a Conditional Use Authorization to allow the relocation of an existing nonconforming liquor store within a retail grocery store per Planning Code Section 186.1 (c)(5) within the Valencia Street Neighborhood Commercial District and a 50-X Height and Bulk District, and the Mission Alcoholic Beverage Special Use Subdistrict.

(Continued from Regular Meeting of August 20, 1998)

(Proposed for Continuance to September 10, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

4. 98.288CZ (PURVIS)

945 VERMONT STREET / 946 KANSAS STREET, between 21st and 22nd Streets; Lots 24, 25, 66, 67, 92 and 94 in Assessor's Block 4093: Request for Conditional Use Authorization under Section 209.1(g) of the Planning Code to allow dwellings at a density ratio up to one dwelling unit for each 1,500 square feet of lot area, or ten dwelling units on the subject lots. All of the lots except Lot 92 are within an RH-2 (Residential, House, Two-Family) District. Lot 92 is zoned P (for public use), but is proposed to be rezoned to RH-2 (Case 98.288Z). All six of the lots will be merged and subdivided into two new lots.

(Proposed for Continuance to September 17, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

5. 98.288CZ (PURVIS)

949 VERMONT STREET, between 21st and 22nd Streets; Lot 92 in Assessor's Block 4093 - Request to rezone Lot 92 of Assessor's Block 4093 from a P (Public use) District to an RH-2 (Residential, House, Two-Family) District in order to construct the five two-unit townhouses proposed in Case 98.288C.

(Proposed for Continuance to September 17, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

6. 98.563ET (ROSETTER)

RESIDENTIAL AWNING AMENDMENT: Consideration of a proposal to amend Planning Code Sections 136 and 606 to allow awnings, marques and canopies

as permitted obstructions over sidewalks and in required open spaces in residential districts in the same manner as in non-residential districts, except that the feature shall not be backlit and its signage may display only the name, logo and address of the business in the building. Testimony and Commission consideration could result in recommendations of minor revisions.

(Proposed for Continuance to September 24, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

“The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKERS: Judy West

Re: Over the counter permits need better scrutiny and review
(i.e. Best Foods site - info. incorrect on application)

Patricia Vaughey

Re: Liquor license issue

Evelyn Wilson

Re: Revised applications for proposed projects - would like
neighborhood organization to review and provide input.

C. COMMISSIONERS' QUESTIONS AND MATTERS

Chinchilla: Appointed Jonas Ionin as Interim Commission's Secretary

Antenore: Will there be an opportunity for public participation on the
revised applications.

Mills: Give people a chance to review and comment on the new forms . Set
a hearing on this on 9/24/98.

PASSMORE: 311 notification - introduction of proposed new notification
form.

7. Consideration of adoption - draft minutes of 8/13/98.

ACTION: Approved as drafted

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

D. DIRECTOR'S REPORT

8. DIRECTOR'S ANNOUNCEMENTS

9. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

BOA:- Demolition on Lake Street - rehearing scheduled on 10/2.

- Broadway (____) - continued to get information on ____

- 451 Day Street

E. REGULAR CALENDAR

10. 98.592C (SMITH)

1401 CALIFORNIA STREET (A.K.A 1095 HYDE STREET), south side between Hyde and Larkin Streets; Lot 1 in Assessor's Block 250 - Request for Conditional Use Authorization per section 723.49 of the Planning Code, to operate a bank branch office of approximately 343 square feet within an existing supermarket in the Polk Street Neighborhood Commercial District, and 80-A Height and Bulk District.

SPEAKERS: Bill Montgomery

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

MOTION No.: 14690

11. 98.562T (ROSETTER)

PUBLIC NOTICE AMENDMENT - Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Section 306 to require the Director of Planning to provide to any person who has requested in writing, notice of actions to be taken pursuant to the Planning Code or State law. Currently, various sections of the Planning Code require a newspaper notice of public hearings before the Planning Commission or the Zoning Administrator for various actions to be taken by these bodies. In cases where the action would affect a particular site or area, a mailed notice is required to be sent to owners of the subject site or area and of surrounding properties. Though not a legal requirement, notices regarding matters that are not site specific are also sent to parties known to be interested in the issue. This amendment would also require that a notice be sent to any person who has submitted a written request to be notified and would prohibit the Department from charging a fee to cover its expenses for postage and maintaining the notification records. Testimony and Commission considerations could result in recommendations of modifications to

the proposed legislation.

SPEAKERS: Patricia Vaughey, Sue Hestor, June Gutflash, Judy West

ACTION: Disapproved as amended

AYES: Chinchilla, Theoharis, Hills, Joe, Mills

NOES: Antenore, Martin

MOTION No.: 14691

12. 98.595U

(ANDRADE)

26-7TH STREET - APPEAL OF DIRECTOR'S DECISION (PER SECTION

1111.7), Lot 1 in Assessor's Block 3702, west side, between Market and

Mission Streets; Appeal of the determination by the Director of the Planning

Department to disapprove Sign Permit Application No. 9811342, per Planning

Code Section 1111.7

SPEAKERS: Joe Bravo

ACTION: Without hearing, continued to 10/8/98

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

MOTION No.: 14690

13. 97.447E

(GLASNER)

OMNI SAN FRANCISCO HOTEL, CERTIFICATION OF ENVIRONMENTAL

IMPACT REPORT. The project would develop an approximately 362 - room

hotel with an 5,000 sq. ft. ground floor restaurant and 1,000 sq.ft. retail space in

an existing building that is currently a vacant office structure located at 500

California Street, at the corner of Montgomery Street (Assessor's Block 240, lot

3). About 53,800 sq.ft. would be added to floors 2-17 on the north and west

sides of the L-shaped building, and above the roof (but not above the existing

parapet), for a total of approximately 257,700 sq.ft. in building area. Two new

floors would be created where existing floors with high ceilings would be divided

horizontally. The building is recognized by the City to have significant

architectural character. The project requires approval under Section 309 for

Permit Review in C-3 District and a Permit to Alter for major alterations to a

Category I building identified in Article 11 of the City Planning Code. It would

also require a conditional use authorization for hotel use in the C-3-0 Zoning

District.

NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR ENDED ON MAY 26, 1998.

(Continued from Regular Meeting of August 13, 1998)

SPEAKERS: None

ACTION: Without hearing, continued to 10/1/98

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

14. 97.447H

(KOMETANI)

500 CALIFORNIA STREET, northwest corner at Montgomery Street, Lot 3 in

Assessor's Block 240 - Request for a Permit to Alter pursuant to Article 11 of

the Planning Code to rehabilitate the base of the building, create new window openings at cornice level and sash replacement. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk District.

(Continued from Regular Meeting of August 13, 1998)

SPEAKERS: None

ACTION: Without hearing, continued to 10/1/98

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

15. 97.447X

(NIXON)

500 CALIFORNIA STREET, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240-- Request for Determination of Compliance and Exceptions as permitted under Section 309 of the Planning Code from a requirement to provide two on-site tour bus loading spaces for the creation of a 17-story hotel. The project site is in a C-3-O (Downtown Office) District and a 300-S Height and Bulk district. The project includes the transfer of approximately 43,600 square feet of floor area to the vacant office building. An addition would be constructed at the rear of the building (not abutting public streets). The project would contain approximately 234,450 square feet of hotel (approximately 362 rooms); approximately 9,940 square feet of restaurant, retail, circulation and off-street freight loading; approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space.

(Continued from Regular Meeting of August 13, 1998)

SPEAKERS: None

ACTION: Without hearing, continued to 10/1/98

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

16. 97.447C

(NIXON)

500 CALIFORNIA STREET, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for Conditional Use Authorization under Section 216 (b) of the Planning Code to create a hotel with approximately 362 rooms. Approximately 43,600 square feet of floor area would be transferred to the site resulting in a project containing approximately 234,450 square feet of hotel area, 9,940 square feet of retail area, loading, restaurant, and circulation area, plus approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk District.

(Continued from Regular Meeting of August 13, 1998)

SPEAKERS: None

ACTION: Without hearing, continued to 10/1/98

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

17.

(FUNG)

A presentation of the Neighborhood Planning Issues Survey Report by the

Northwest Quadrant Neighborhood Planning Team for the following neighborhoods: Inner Richmond, Marina, Outer Richmond, Pacific Heights, Presidio Heights, Sealcliff, Western Addition.

SPEAKERS: Patricia Vaughey

ACTION: Meeting held. Public hearing closed. No action required or taken

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

18a 98.310CV

(BAÑALES)

2360 - 3RD STREET, west side between 20th and 22nd Streets; Lot 3R in Assessor's Block 4108 -- Request for Conditional Use authorization to allow residential use (three dwelling units) in an M-2 (Heavy Industrial) and 50-X Height and Bulk District, pursuant to Planning Code Section 215(a).
(Continued from Regular Meeting of August 13, 1998)

SPEAKERS: Steve Johnston, Irene Algas, Rob Anderson, Meg Gordon, Dick Millett

ACTION: Approved with conditions as drafted, subject to variance approval

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

MOTION No.: 14692

18b. 98.310CV

(BAÑALES)

2360 - 3RD STREET, west side between 20th and 22nd Streets; Lot 3R in Assessor's Block 4108 --Variance request to allow encroachment of a bay window and exit stairs into the required rear yard of 20 feet and to allow a front bay window that exceeds the maximum buildable envelope for bay windows over streets and alleys, pursuant to Planning Code Sections 134(a)1 and 136(c)3.

(Continued from Regular Meeting of August 13, 1998)

Zoning Administrator stated that the project applicant has not yet demonstrated the need for variance. Zoning Administrator closed public hearing and has taken the matter under advisement.

19. 98.794E

(NAVARRETE)

555 FLORIDA STREET/2828 18TH STREET: APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION.

The proposed project would reuse three vacant buildings for 64 live/work units with below grade parking. The buildings were part of the former Best Foods industrial facility (Assessor's Block 4017/Lots 2, 3, 4 and 5). The existing four lots would be merged into one parcel and re-subdivided into five parcels with different configurations. The four-story plus basement 555 Florida Street building, with approximately 41,500 gross square feet, would contain 17 live/work units and about 12 parking spaces below grade with ingress and egress on Florida Street. The two three- to four-story buildings plus basement at 2828 18th Street, consist of approximately 101,850 gross square feet, and would contain 47 live/work units and 49 basement parking spaces with ingress and egress on 18th Street. The exterior

dimensions of these buildings would not be changed. The project is located in a M-1 (light industrial) Zoning District and a 50-X height and bulk district.

(Continued from Regular Meeting of August 27, 1998)

SPEAKERS: Sue Hestor, Deborah Walker, Bill Lingle, Judy West, Eva Conerly, Alice Barkley, Gordon Drydell, Jimmy Starr

ACTION: Negative Declaration upheld

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

MOTION No.: 14693

AT APPROXIMATELY 5:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

20. 98.794D (GORDON)

555 FLORIDA STREET/2828 18TH STREET block bounded by Florida, Mariposa, Bryant and 18th Streets, Lots 2,3,4, and 5 in Assessor's Block 4017 -- Request for Discretionary Review of Building Permit Application Nos. 9702706 (555 Florida Street) and 9703108 (2828 18th Street), proposing to convert three vacant buildings, which were formerly part of the Best Foods Industrial Facility, into 64 live/work units in a M-1 (Light Industrial) District.

(Continued from Regular Meeting of August 27, 1998)

SPEAKERS: Deborah Walker, Sue Hestor, Joan Holden Lilian Sizemore, Sabrina Klein, Alma Robinson, Sue Labovie, Tamara Johnston, Jaime Ross, Hannah Kahn, Rick Kaufman, Jessica Ruiz, Lucille Snyder, Alice Barkley, Tomas Eckhoff, Mathew Dwyer, Lindsey Litchfield, Steve MacMillian, Joe O'Donoghue

ACTION: No D.R. Approved as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

21. 98.447D (PURVIS)

236 CLARA STREET, north side between 5th and 6th Streets, Lot 064 in Assessor's Block 3753 -- Request for Discretionary Review of Building Permit Application No. 9807732, proposing to demolish a one-story concrete warehouse and construct six live/work units in a RSD (Residential/Service Mixed Use District).

SPEAKERS: Brian Egg, J.T. Ostdiek, Chester Chan, Sue Hestor, Alice Barkley, David Hacker, Rodrigues Santos, Giddion Low, Redman Lyons, Joe O'Donoghue

ACTION: Take D.R. Approve with Neighborhood Special Restrictions on the windows

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

22. 97.888D (LI)

786 MINNA STREET, north side between 8th and 9th Streets, Lots 068 and 074 in Assessor's Block 3728 -- Request for Discretionary Review of Building Permit Application No. 9725438, proposing to construct a 4-story building containing 12

live/work units and 17 parking spaces in a SLR (Service/Light Industrial/Residential Mixed Use) District.

SPEAKERS: Daniel Benjamin, Paul Sherrel, Alice Barkley

ACTION: Take D.R. Approve per letter on 8/27 signed by project sponsor and D.R. applicant. Make part of NSR.

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

23. 98.566D/DD

(BILLOVITS)

2931 PIERCE STREET, west side between Filbert and Union Streets, Lot 003 in Assessor's Block 0536 -- Request for Discretionary Review of Building Permit Application No. 9805281, proposing to construct a third-floor addition at the rear of an existing two-story, single-family dwelling in a RH-2 (House, Two-Family) District.

(Continued from Regular Meeting of August 27, 1998)

SPEAKERS: None

ACTION: Without hearing, continued to 9/10/98

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

24. 98.564D

(SNYDER)

125 STAPLES AVENUE, south side between Detroit and Edna Streets, Lot 043 in Assessor's Block 3156 -- Request for Discretionary Review of Building Permit Application No. 9806346, proposing to construct a two-story rear addition in an RH-1 (House, One-Family) District.

SPEAKERS: Karen Hunt, Ray Bacca

ACTION: No D.R. Approve as proposed

AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

Adjournment: 8:34 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF PLANNING COMMISSION ON OCTOBER 1, 1998.

ACTION: Approved as drafted

AYES: Chinchilla, Theoharis, Antenore, Hills, Martin, Mills

ABSENT: Joe

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
SEPTEMBER 10, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

PRESENT: Chinchilla, Mills, Hills, Antenore, Joe

ABSENT: Theoharis, Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:35 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert PASSMORE - Zoning Administrator, Amit Ghosh, Hillary Gitelman, Irene Nishimura, Roger Herrera, Elizabeth Gordon, Judy Martin, Catherine Bauman, Julian Banales, Charles Rivasplata, Jana Beatty, Charlotte Barham, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. (GREEN, GALLAGHER, McDONALD)

A presentation, at the discretion of the Planning Commission, on conclusions and future actions stemming from discussions on the Neighborhood Planning Issues Survey

(Proposed for Continuance to October 15, 1998)

SPEAKERS: None

ACTION: Continued as proposed

AYES: Chinchilla, Mills, Hills, Antenore, Joe

ABSENT: Theoharis, Martin

DOCUMENTS DEPT.

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B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been

reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKERS: Eula Waters
Re: Ferry Park
Patricia Vaughey
Re: - North Quadrant
- State Law 207.1.

C. COMMISSIONERS' QUESTIONS AND MATTERS
NONE

2. Consideration of adoption - draft minutes of 8/20/98.

ACTION: Continued to 9/17/98

AYES: Chinchilla, Mills, Hills, Antenore, Joe

ABSENT: Theoharis, Martin

D. DIRECTOR'S REPORT

- How Department handles CPC actions at BOS and BOA - will provide written report on 9/24.
- Housing "Road Show"

3. DIRECTOR'S ANNOUNCEMENTS

4. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

None

E. REGULAR CALENDAR

5.

(BARHAM)

Informational Presentation on Housing Policies and Programs

SPEAKERS: Ronnie Davis, Marsha Rosen, Olen Lee, Kate Fung Bob Planthold, Bill Hirsch, Sue Hestor, Calvin Welch, John Bardis, Jack McGoldrick, Kelly Cullen, Steven Vettel, Philip Delco

ACTION: Meeting held. Public hearing closed. No action required or taken

6. 97.834E (NISHIMURA)
PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT,
Lesbian, Gay, Bisexual, Transgender Community Center, 1800-14 Market
Street, northwest corner of Market, Waller and Octavia Streets; Lot 14 in
Assessor's Block 871; within an NC-3 (Moderate-Scale Neighborhood
Commercial) District and an 80-A Height and Bulk District. The project is the
rehabilitation and use of the vacant, historic Carmel Fallon Building as part of
the proposed Lesbian, Gay, Bisexual, Transgender Community Center and
construction of a new adjoining five-story, approximately 65-foot tall,
approximately 34,400 square-foot building on a vacant portion of the project site
on the west side of the Carmel Fallon Building, for a total of approximately
41,000 square feet of floor area for the proposed Lesbian, Gay, Bisexual,
Transgender Community Center on an approximately 11,000 square-foot,
triangular-shaped lot. The Community Center would contain meeting rooms,
social spaces, a cafe, an auditorium with a seating capacity of up to 250
persons, a reading room with exhibit space, retail space, childcare, and ancillary
office space. Previous uses of the existing building and project site were two
dwelling units over retail uses, a private social club and a used car sales lot.
NOTE: COMMENTS WILL BE ACCEPTED UNTIL 5 P.M., SEPTEMBER 10,
1998, OR THE END OF THE PUBLIC HEARING ON THE DEIR, WHICHEVER
IS LATER.

SPEAKERS: Hope Swift

ACTION: Meeting held. Public hearing closed. No action required or taken

AYES: Chinchilla, Mills, Hills, Antenore, Joe

ABSENT: Theoharis, Martin

7. 98.252C (MARTIN)
445 VALENCIA STREET, east side between 15th and 16th Streets, Lot 57 in
Assessor's Block 3554 - Request for a Conditional Use Authorization to allow
the relocation of an existing nonconforming liquor store within a retail grocery
store per Planning Code Section 186.1 (c)(5) within the Valencia Street
Neighborhood Commercial District and a 50-X Height and Bulk District, and the
Mission Alcoholic Beverage Special Use District.
(Continued from Regular Meeting of September 3, 1998)

SPEAKERS: James Ludlow, Arlo E. Smith, Steve Hinsdale, Robert Mercado,
Ruth Rodriguez, Donna Lachica, Ethel Newman

ACTION: Project disapproved

AYES: Chinchilla, Mills, Antenore, Joe

NOES: Hills

ABSENT: Theoharis, Martin

MOTION No.: 14694

8. 98.526C (BEATTY)

1901 UNION STREET, Lot 1 in Assessor's Block 542, southwest corner of Union and Laguna Streets -- Request for Conditional Use authorization under Section 725.48 of the Planning Code to add live musical entertainment, defined as "Other Entertainment" per Section 790.38, at an existing bar in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk district.

(Continued from Regular Meeting of August 27, 1998)

SPEAKERS: Nancy Watkins, Gloria Cooper, Terilyn Allen, Reese Willis, Karen Moclennes, Jeff Turnbough, Amanda Robinson, Daniel Waitz, Erik Jansen, Gretchen Jansen, Jenne Perry, Amy Grady, Luch Salter, Alex Serbinoff, Rasaan Moshesh,

ACTION: Public hearing closed. Intent to disapprove. Final language 9/24/98

AYES: Chinchilla, Mills, Antenore, Joe, Hills

ABSENT: Theocharis, Martin

9. 98.428C (BEATTY)

1970 MCALLISTER STREET, Lot 14 in Assessor's Block 1159, north side between Central and Lyon Streets -- Request for Conditional Use authorization to extend the March 25, 1998 termination date for a period of five years for a nonconforming automobile repair garage in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.

SPEAKERS: Michael Helquist, Angelika Felton, Linda O'Rourke, Nancy Forthman

ACTION: Approve with conditions as drafted

AYES: Chinchilla, Mills, Antenore, Joe, Hills

ABSENT: Theocharis, Martin

MOTION No.: 14695

10. 98.124.E (KUGLER)

60 RAUSCH STREET/73 SUMNER STREET, Appeal of a preliminary negative declaration on a 60-unit live/work project located on the west side of Rausch Street (mid-block) and northeast corner of Clementina and Sumner Streets; Lots 49, 51, 70 and 72 of Assessors Block 3730. The internal space of four existing two-story interconnected commercial/industrial buildings to be demolished and rebuilt as two interconnected buildings approximately 55 feet tall, with 60 units of new live/work (floor with mezzanine) and 60 parking spaces.

(Continued from Regular Meeting of August 13, 1998)

APPEAL WITHDRAWN

AT APPROXIMATELY 3:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

11. 98.124D (BANALES)

60 RAUSCH STREET/73 SUMNER STREET, west side of Rausch Street (mid-

block) and northeast corner of Clementina and Sumner Streets -- Request for Discretionary Review of Building Permit Application Nos. 9803178 and 9803179, proposing to renovate two existing warehouse/commercial buildings into 53 live/work units in a SLR (Service/Light Industrial/Residential Mixed Use) District.

The project also includes a vertical addition.

SPEAKERS: None

ACTION: Take D.R., and approve with conditions as read by staff

AYES: Chinchilla, Mills, Joe, Hills

ABSENT: Theoharis, Martin, Antenore

12. 98.566D/DD

(BILLOVITS)

2931 PIERCE STREET, west side between Filbert and Union Streets, Lot 003 in Assessor's Block 0536 -- Request for Discretionary Review of Building Permit Application No. 9805281, proposing to construct a third-floor addition at the rear of an existing two-story, single-family dwelling in a RH-2 (House, Two-Family) District.

(Continued from Regular Meeting of September 3, 1998)

SPEAKERS: None

ACTION: Without hearing, continued to 9/24/98

AYES: Chinchilla, Mills, Joe, Hills, Antenore

ABSENT: Theoharis, Martin

13. 98.555D

(GORDON)

336-338 HARRIET STREET, south side between Bryant and Buchanan Streets -- Request for Discretionary Review of Building Permit Application No. 9812410, proposing new construction of four levels of live/work units (each having a mezzanine level), three total units above three private parking spaces in a SLI (Service/Light Industrial Mixed Use) District.

SPEAKERS: James Pluth, Mary Margaret Jones, Arnold Karol, Juanch Vitongcal, Sue Hestor, Alice Barkley

ACTION: Take D.R. Staff to continue working with sponsor on design of facade (Hills comments)

AYES: Chinchilla, Mills, Joe, Hills, Antenore

ABSENT: Theoharis, Martin

Adjournment: 7:00 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF PLANNING COMMISSION ON OCTOBER 1, 1998.

ACTION: Approved as drafted

AYES: Chinchilla, Theoharis, Antenore, Hills, Martin, Mills

ABSENT: Joe

MINUTES OF SPECIAL
JOINT HEARING
SAN FRANCISCO PLANNING COMMISSION
AND
REDEVELOPMENT AGENCY COMMISSION
THURSDAY, SEPTEMBER 17, 1998
BOARD OF SUPERVISORS CHAMBER
ROOM 404, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

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Roll Call:

Planning Commissioners
Present: **Chinchilla, Mills, Hills, Joe, Martin, Antenore**
Absent: **Theoharis**
Redevelopment Commissioners:
Present **Sweet, Yee, Dunlop, King, Palma, Romero, Singh**

A. PUBLIC COMMENT

At this time, members of the public may address the Commissions on items that are within the subject matter jurisdiction of the City Planning Commission and the Redevelopment Commission and are either not on the calendar or are closed for public hearing. Members of the public may address the Commissions for up to three minutes. The presidents may limit the total testimony to 30 minutes.

SPEAKER(S): Rinarad Ford, Howard Smith, Isabelle White, Claude Wilson, William Reed, Helen Bailon, Enola Maxwell, Fred Alvarez, Bob Plantholy, Linda Richardson, Wearl White, Torrey Torn Smith, Dwyane Jones, Caroline Washington, Marvis Philips, Calvins Womele, Dwyane Wyle, Dewis Quinn, Jake McGoldvick, Rachel Wolf, Jannette Patterson, Kathy Guillermo, Pam Leppre, Lloyd Schoegel, Ken Stram, Mary Ann Miller, Jennifer Clay, Ruth Gravanii, Jon Rainwater, Tom Osher, Dave Snyder, Mike Lozean, Jeff Marmer, Bob Isaccson, Sister Kathleen Healy, Joseph Beresford, Fr. Xavier Lavagotto, Ed Williams, Buch Bagot, Guadalupe Ortiz, Vicky Winston, Susan Guevara, Dr. Maria Cristina B. Salem, Fr. Peter Sammon, Derek M. Smith, Michael Penn, Dorothy Peterson, Derf Butler, Espanola Jackson, Dr. Elmot Katz, Lorelei Mueaster, Nancy Kivette, Alka Chandna, Juliet Gettately, Emma Glifford, Demetrius Williams, John Yee, Marie Harrison, Ena Aguirre, Nelson Risey, Anita Carswell, Gerald Livernois, Eula Walters, Jesse Temper, Richard Katz, Alek Landbserg, Peter Simon

B. SPECIAL CALENDAR

1. 96.771E (DEUTSCH)
MISSION BAY REDEVELOPMENT PLANS, Certification of Final Subsequent Environmental Impact Report (FSEIR). The project is the proposed adoption of two Redevelopment Plans and establishment of two Redevelopment Areas (Mission Bay North and Mission Bay South) and associated documents and actions to develop an urban mixed-use community consisting of residential, commercial, light industrial, educational (a major new University of California San Francisco site), and open space uses, with supporting infrastructure (including new streets and sewers), community facilities, and other public improvements. The proposed project would be located on approximately 303 acres located generally south of Townsend Street, east of Seventh Street and I-280 freeway, and north of Mariposa Street.
Note: the Public Hearing for this Item Is Closed; the Public Comment Period for the Draft Seir

Ended on June 9, 1998.

The Administrative Record for this SEIR is contained in Case File No. 96.771E, available for public review at the Planning Department, 1660 Mission Street, San Francisco.

Copies of the Draft SEIR and the Summary of Comments and Responses are available at the Planning Department, 1660 Mission Street, first floor Planning Information Counter, and the San Francisco Redevelopment Agency, 770 Golden Gate Avenue, 3rd floor reception, both open weekdays from 8 a.m. to 5 p.m. Copies are available for review at the San Francisco Main Library (Civic Center) and Potrero branch libraries. The SEIR has been prepared as a "stand alone" document sufficient to provide a clear understanding of the project and its potential impacts without the need for frequent reference to the previous 1990 Mission Bay EIR, which was prepared for a different proposal. The 1990 Mission Bay EIR is available for review at the Planning Department, 5th floor reception, and at the San Francisco Main Library.

SPEAKER(S): Jim Morales, Kofi Bonner, David Prowler, Amy Neches, Susana Montana, Paul Deutsch, Steven Smith, Rick Mariano, Jack Davis, John Williams, Karen Woods, Nelson Risey
ACTION: Approved as corrected
AYES: Chinchilla, Mills, Hills, Joe, Antenore, Martin
ABSENT: Theoharis
MOTION No.: 14696

2. 96.771E (DEUTSCH)
MISSION BAY REDEVELOPMENT PLANS, Adoption of CEQA Findings, and a Mitigation Monitoring and Reporting Program. Adopting environmental findings (and a statement of overriding considerations) pursuant to the California Environmental Quality Act and State Guidelines in connection with adoption of the Mission Bay North and Mission Bay South Redevelopment Plans and various other actions necessary to implement such plans.

SPEAKER(S): Jim Morales, Kofi Bonner, David Prowler, Amy Neches, Susana Montana, Paul Deutsch, Steven Smith, Rick Mariano, Jack Davis, John Williams, Karen Woods, Nelson Riley
ACTION: Approved as amended
AYES: Chinchilla, Mills, Joe, Antenore, Martin
ABSENT: Theoharis, Hills
MOTION No.: 14697

3. 96.771EMTZR (MONTAÑA)
Consideration of General Plan, Planning Code Text and Zoning Map Amendments and a Finding of Consistency with the General Plan and Section 101.1 of the Planning Code to enable the Planning Commission to consider the recommendation of a Mission Bay North Redevelopment Plan and a Mission Bay South Redevelopment Plan and implementation actions.

SPEAKER(S):
ACTION: Approved as amended
AYES: Chinchilla, Mills, Joe, Antenore, Martin
ABSENT: Theoharis, Hills
MOTION No.: 14698

4. 96.771EMTZR (MONTAÑA)
Consideration of Findings of Consistency with the General Plan and Section 101.1 of the Planning Code for the Mission Bay North Redevelopment Plan and the Mission Bay South Redevelopment Plan and various implementation actions.

SPEAKER(S):
ACTION: **Approved as amended**
AYES: **Chinchilla, Mills, Joe, Antenore, Martin**
ABSENT: **Theoharis, Hills**
MOTION No.: **14699**

5. 96.771EMTZR (MONTAÑA)
Consideration of recommendation of the Mission Bay North Redevelopment Plan and recommending it to the Board of Supervisors for approval.

SPEAKER(S):
ACTION: **Approved as amended**
AYES: **Chinchilla, Mills, Joe, Antenore, Martin**
ABSENT: **Theoharis, Hills**
MOTION No.: **14700**

6. 96.771EMTZR (MONTAÑA)
Consideration of approval of a Mission Bay North Interagency Cooperation Agreement and authorizing the Director to sign the agreement and recommending to the Board of Supervisors their approval of the agreement.

SPEAKER(S):
ACTION: **Approved as amended**
AYES: **Chinchilla, Mills, Joe, Antenore, Martin**
ABSENT: **Theoharis, Hills**
MOTION No.: **14701**

7. 96.771EMTZR (MONTAÑA)
Consideration of recommendation of a Mission Bay South Redevelopment Plan, establishing a finding of consistency with Sections 320 through 325 of the Planning Code for office development therein and recommending the Redevelopment Plan to the Board of Supervisors for approval.

SPEAKER(S):
ACTION: **Approved as amended**
AYES: **Chinchilla, Mills, Joe, Antenore, Martin**
ABSENT: **Theoharis, Hills**
MOTION No.: **14702**

8. 96.771EMTZR (MONTAÑA)
Consideration of conditional adoption of the 1990 Mission Bay Plan as "Mission Bay Guidelines" for the Planning Commission and Planning Department with respect to parcels not included in Mission Bay North and South Redevelopment Plans.

SPEAKER(S):
ACTION: **Approved as amended**
AYES: **Chinchilla, Mills, Joe, Antenore, Martin**
ABSENT: **Theoharis, Hills**
MOTION No.: **14703**

Adjournment: 6:17 p.m.

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
SEPTEMBER 17, 1998
BOARD OF SUPERVISORS CHAMBER
ROOM 404, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:30 P.M.

PRESENT: **Chinchilla, Mills, Joe, Martin, Antenore**
ABSENT: **Theoharis, Hills**

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 6:20 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.484DDDD (LI)
63-67 GLOVER STREET, south side between Jones and Leavenworth Streets, Lot 032 in Assessor's Block 0151 -- Request for Discretionary Review of Building Permit Application No. 9805327, proposing to merge three dwelling units into one single-family dwelling in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of August 20, 1998)
(Proposed for Continuance to October 1, 1998)

SPEAKER(S): **None**
ACTION: **Continued as proposed**
AYES: **Chinchilla, Mills, Joe, Martin, Antenore**
ABSENT: **Theoharis, Hills**

2. 98.596C (WANG)
4550 - MISSION STREET, northwest corner at Harrington Street; Lot 1 in Assessor's Block 3148 - Request for Conditional Use Authorization, under Sections 712.11 and 712.21 of the Planning Code, to allow the development of a lot exceeding 10,000 square feet in area and a general convenience retail/pharmacy use exceeding 5,999 square feet in a NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
(Proposed for Continuance to October 8, 1998)

SPEAKER(S): **None**
ACTION: **Continued as proposed**
AYES: **Chinchilla, Mills, Joe, Martin, Antenore**
ABSENT: **Theoharis, Hills**

3. 98.504CV

(PEPPER)

3151 SACRAMENTO STREET, south side between Baker and Lyon Streets; Lot 031 in Assessor's Block 1023: -- Request for Conditional Use authorization under Section 209.1(g) of the Planning Code for an increase in dwelling unit density to allow the construction of four dwelling on one lot units in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
(Proposed for Continuance to October 8, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Mills, Joe, Martin, Antenore
ABSENT: Theoharis, Hills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKER(S): Eula Watters
 Re: Ferry Park

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of adoption - draft minutes of 8/20/98, 8/27/98.

ACTION: **Approved as corrected 8/20/98: correct typographical errors on pages #1 and 10; on page 3 include the name of Terezia Nemeth, Mayor's Office of Economic Development.**
AYES: Chinchilla, Mills, Joe, Martin, Antenore
ABSENT: Theoharis, Hills

ACTION: Without hearing, continued minutes of 8/27/98 to 9/24/98
AYES: Chinchilla, Mills, Joe, Martin, Antenore
ABSENT: Theoharis, Hills

D. DIRECTOR'S REPORT

5. DIRECTOR'S ANNOUNCEMENTS
None

6. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS
BOS: - Brannan Street General Plan Amendment and height reclassification was approved.

CPC NOTICE OF HEARING AND CALENDAR -6- SEPTEMBER 17, 1998

- 24th Street/Noe Valley take out establishments was continued.
- North of Market Massage Parlor legislation was sent back to committee.

BOA: - 376 Highland

- 545-547 Wisconsin
- 1334 Masonic Avenue

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

7. 98.526C (BEATTY)

1901 UNION STREET, Lot 1 in Assessor's Block 542, southwest corner of Union and Laguna Streets -- Request for Conditional Use authorization under Section 725.48 of the Planning Code to add live musical entertainment, defined as "Other Entertainment" per Section 790.38, at an existing bar in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk district.

(Continued from Regular Meeting of August 27, 1998)

Note: On 9/10/98, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +5 -0. Commissioners Theoharis and Martin were absent.

SPEAKER(S): None
ACTION: Without hearing, continued to 10/1/98
AYES: Chinchilla, Mills, Joe, Martin, Antenore
ABSENT: Theoharis, Hills

F. REGULAR CALENDAR

8a. 97.678CBV (ANDRADE)

600- 640 BATTERY STREET, East side Between Pacific Avenue and Jackson Street; Lots 1&9 in Assessor's Block 173 - Request under Planning Code Section 271 for exception to the bulk limits set forth in table 270: And request under Planning Code Section for authorization to add approximately 99530 square feet of office space to an existing office building in the C-2 (Community Business) District, the Washington Broadway Special Use District and the 84-E Height & Bulk District. The Zoning Administrator will conduct a joint hearing on a request for variance from parking requirements of Planning Code Section 151.

SPEAKER(S): None
ACTION: Without hearing, continued to 9/24/98
AYES: Chinchilla, Mills, Joe, Martin, Antenore
ABSENT: Theoharis, Hills

8b. 98.678CBV (ANDRADE)

600-640 BATTERY STREET, east side between Pacific Avenue and Jackson Street, Lots 1 and 9 in Assessor's Block 173, In the C-2 (Community Business) district. **PARKING VARIANCE SOUGHT:** The proposal is to add approximately 99530 square feet of office space to an existing office building without providing off-street parking. Planning Code Section 151 requires one off-street space for every 500 square feet of office use. In this case, 199 parking spaces would be required to meet the parking requirements of the Planning Code.

SPEAKER(S): None
ACTION: Without hearing, continued to 9/24/98

CPC NOTICE OF HEARING AND CALENDAR -7- SEPTEMBER 17, 1998

AYES: Chinchilla, Mills, Joe, Martin, Antenore
ABSENT: Theoharis, Hills

9a. 98.288CZ (PURVIS)
945 VERMONT STREET / 946 KANSAS STREET, between 21st and 22nd Streets; Lots 24, 25, 66, 67, 92 and 94 in Assessor's Block 4093: Request for Conditional Use Authorization under Section 209.1(g) of the Planning Code to allow dwellings at a density ratio up to one dwelling unit for each 1,500 square feet of lot area, or ten dwelling units on the subject lots. All of the lots except Lot 92 are within an RH-2 (Residential, House, Two-Family) District. Lot 92 is zoned P (for public use), but is proposed to be rezoned to RH-2 (Case 98.288Z). All six of the lots will be merged and subdivided into two new lots.
(Continued from Regular Meeting of September 3, 1998)

SPEAKER(S): Michael Stanton, Richard Katz, Toni Young, Robert McKenna
ACTION: Approved with conditions as drafted
AYES: Chinchilla, Mills, Joe, Martin, Antenore
ABSENT: Theoharis, Hills
MOTION No.: 14704

9b. 98.288CZ (PURVIS)
949 VERMONT STREET, between 21st and 22nd Streets; Lot 92 in Assessor's Block 4093 - Request to rezone Lot 92 of Assessor's Block 4093 from a P (Public use) District to an RH-2 (Residential, House, Two-Family) District in order to construct the five two-unit townhouses proposed in Case 98.288C.
(Continued from Regular Meeting of September 3, 1998)

SPEAKER(S): Michael Stanton, Richard Katz, Toni Young, Robert McKenna
ACTION: Approved with conditions as drafted
AYES: Chinchilla, Mills, Joe, Martin, Antenore
ABSENT: Theoharis, Hills
RESOLUTION No.: 14705

Adjournment: 7:00 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF PLANNING COMMISSION ON OCTOBER 22, 1998.

ACTION: Approved as drafted
AYES: Chinchilla, Theoharis, Antenore, Hills, Martin, Mills, Joe

980917.min

MINUTES OF SPECIAL MEETING
OF THE
SAN FRANCISCO
PLANNING COMMISSION
THURSDAY
SEPTEMBER 24, 1998
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:00 P.M.

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PRESENT: Chinchilla, Antenore, Hills, Joe, Martin, Mills

ABSENT: Theoharis

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:10 P.M.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

B. EXECUTIVE SESSION:

1. Public Employee Performance Evaluation: Pursuant to Government Code Section 54957, the Planning Commission will meet in closed session to review the performance evaluation of Gerald Green, Director of Planning.

At the conclusion of the closed session, and pursuant to Section 67.14(a) of the San Francisco Administrative Code, the Commission will reconvene in open session and shall by motion and vote elect to:

- a) Disclose no information; or

ACTION: No Disclosure

AYES: Chinchilla, Mills, Joe, Hills, Antenore, Martin

ABSENT: Theoharis

- b) Disclose information which a majority seems to be in the public interest.

Adjournment: 1:30 p.m.

CORRECTION

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO PLANNING COMMISSION REGULAR MEETING

THURSDAY

SEPTEMBER 24, 1998

ROOM 428, WAR MEMORIAL BUILDING

401 VAN NESS AVENUE

1:30 P.M.

ROSTER: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 5:00 p.m. for a recorded message. The Commission Calendar is also available through the City's web page on the Internet: <http://www.ci.sf.ca.us/planning/>.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

NOTE: Although not required, Speaker Cards will be available at all hearings. For your convenience, they may be picked up in advance of the hearing from the Planning Department Reception Counter, 1660 Mission Street, 5th Floor.

NOTE: Material submitted by the public for Commission review prior to a scheduled hearing, should be received at the Planning Department Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 a.m. on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

NOTE: Pursuant to Government Code § 65009, if you challenge, in court, (1) the

ADDENDUM

MINUTES OF MEETING AND CALENDAR OF THE SAN FRANCISCO PLANNING COMMISSION

REGULAR MEETING

THURSDAY

SEPTEMBER 24, 1998

ROOM 428, WAR MEMORIAL BUILDING

401 VAN NESS AVENUE

1:00 P.M.

1:00 P.M.

ROLL CALL: Hector Chinchilla - President, Anita Theoharis - Vice President,
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

E. REGULAR CALENDAR

97.850E

(NISHIMURA)

631 FOLSOM STREET- PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT

REPORT, south side, between 2nd and Hawthorne Streets; Lot 80 in Assessor's Block 3750; within the C-3-S (Downtown Support) District and a 200-S Height and Bulk District. The proposed project is new construction of an eight-story, 104-foot tall, approximately 242,000 gross square-foot building with approximately 160,700 square feet of office space and approximately 3,100 square feet of ground floor retail space on an approximate 34,375 square-foot lot, after minor adjustment of the lot's west property line. As part of the project, the building would contain up to 155 valet parking spaces within a two-level subterranean garage with access by way of a driveway off of Hawthorne Street, between Folsom and Harrison Streets. In addition, the project would provide publicly accessible open space on the northwest corner of the project site. The project would require review and approval by the Planning Commission pursuant to Planning Code Sections 309 (Permit Review in C-3 Districts) and 321 (Office Development: annual Limit).

NOTE: COMMENTS WILL BE ACCEPTED UNTIL 5 P.M., SEPTEMBER 24, 1998, OR THE END OF THE PUBLIC HEARING ON THE DRAFT EIR, WHICHEVER IS LATER.

SPEAKER(S):

None

ACTION:

Public hearing closed. No action required or taken

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
SEPTEMBER 24, 1998
ROOM 428-404
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

PRESENT: Chinchilla, Antenore, Hills, Joe, Martin, Mills
ABSENT: Theoharis

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:35 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Susana Montana, Angelica Chiong, Irene Nishimura, Paul Maltzer, Judy Bojayan, Kelly Pepper, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 97.539D (GORDON)
1578-1588 INDIANA STREET, west side between Cesar Chavez (Army Street) and 26th Streets, Lots 020 and 021 (formerly Lot 016) in Assessor's Block 4318 -- Request for Discretionary Review of Building Permit Application Nos. 9712479 and 9712480, proposing to construct two 12-unit live/work buildings on two vacant sites adjacent to each other in a M-2 (Heavy Industrial) District. (Continued from Regular Meeting of August 27, 1998)
(Proposed for Continuance to October 1, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Mills, Joe, Hills, Antenore, Martin
ABSENT: Theoharis

2. 97.642E (KALAHAR)
HUNTERS POINT POLICE HELICOPTER LANDING PAD. **Appeal of a Preliminary Negative Declaration** for proposed new construction of a 70,000 square-foot paved helicopter take-off and landing pad for the San Francisco Police Department on a vacant lot at the former Hunters Point Naval Shipyard facility. The helicopter landing pad would be approximately 280 feet by 250 feet in area and located at the southeastern corner of Manseau and Hussey streets.
(Proposed for Continuance to October 15, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Mills, Joe, Hills, Antenore, Martin
ABSENT: Theoharis

3. 98.086C (MILLER)
3006 - 26TH STREET, northwest corner at Florida Street, Lot 17 in Assessor's Block 4272 -- Request for authorization of a CONDITIONAL USE for EXPANSION of a RESIDENTIAL CARE FACILITY from 16 to 26 residents in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of August 27, 1998)
(Proposed for Continuance to October 15, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Mills, Joe, Hills, Antenore, Martin
ABSENT: Theoharis

4. 98.526C (BEATTY)
1901 UNION STREET, Lot 1 in Assessor's Block 542, southwest corner of Union and Laguna Streets -- Request for Conditional Use authorization under Section 725.48 of the Planning Code to add live musical entertainment, defined as "Other Entertainment" per Section 790.38, at an existing bar in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk district.
(Continued from Regular Meeting of August 27, 1998)
Note: On 9/10/98, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +5 -0 Commissioners Martin and Theoharis were absent
(Proposed for Continuance to October 15, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Mills, Joe, Hills, Antenore, Martin
ABSENT: Theoharis

5. 97.850E (NISHIMURA)
631 FOLSOM STREET- PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT, south side, between 2nd and Hawthorne Streets; Lot 80 in Assessor's Block 3750; within the C-3-S (Downtown Support) District and a 200-S Height and Bulk District. The proposed project is new construction of an eight-story, 104-foot tall, approximately 242,000 gross square-foot building with approximately 160,700 square feet of office space and approximately 3,100 square feet of ground floor retail space on an approximate 34,375 square-foot lot, after minor adjustment of the lot's west property line. As part of the project, the building would contain up to 155 valet parking spaces within a two-level subterranean garage with access by way of a driveway off of Hawthorne Street, between Folsom and Harrison Streets. In addition, the project would provide publicly accessible open space on the northwest corner of the project site. The project would require review and approval by the Planning Commission pursuant to Planning Code Sections 309 (Permit Review in C-3 Districts) and 321 (Office Development: annual Limit).
NOTE: COMMENTS WILL BE ACCEPTED UNTIL 5 P.M., SEPTEMBER 24, 1998, OR THE END OF THE PUBLIC HEARING ON THE DRAFT EIR, WHICHEVER IS LATER.
(Proposed for Continuance to October 15, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Mills, Joe, Hills, Antenore, Martin
ABSENT: Theoharis

MINUTES HEARING AND CALENDAR -6- SEPTEMBER 24, 1998

6. 98.283C (LIGHT)
500 DIVISADERO STREET, east side, corner of Fell Street; Lot 17A in Assessor's Block 1203: -
- Request for Conditional Use authorization under Section 178(a)(3)(c) of the Planning Code to allow enlargement or intensification of a large fast food restaurant as defined by Section 790.90 of the Planning Code in an NC-2 (Small-Scale Neighborhood Commercial) District in a 40-X Height and Bulk District.
(Continued from Regular Meeting of August 13, 1998)
(Proposed for Continuance to October 22, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Mills, Joe, Hills, Antenore, Martin
ABSENT: Theoharis

7. 98.619C (BEATTY)
1912-1914 LOMBARD STREET, Lot 4 in Assessor's Block 493, north side between Buchanan and Webster Streets -- Request for Conditional Use authorization under Planning Code Section 712.54 to add massage services to an existing tanning salon in an NC-3 (Neighborhood Commercial, Moderate Scale) District and a 40-X Height and Bulk District.
(Proposed for Continuance to October 22, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Mills, Joe, Hills, Antenore, Martin
ABSENT: Theoharis

8. 98.040E (NAVARRETE)
2130 HARRISON STREET: Appeal of a Preliminary Negative Declaration - To construct a 50-foot-high four-story building that would contain a total 26 live/work units at Assessor's Block 3573, Lot 25. The site presently contains an approximately 5,800 square foot, two story vacant motel and an approximately 1,300 square foot former motorcycle repair shop, which would both be demolished. The proposed building would be approximately 53,800 square feet and would contain 26 live/work units in three stories, including two mezzanine levels. There would be 27 ground level parking spaces, with access on Harrison Street. The project site is located in an M-1 (Light Industrial) Zoning District and a 50-X Height and Bulk District, and is also in the Northeast Mission Industrial Zone (NEMIZ) and the Mission District Industrial Protection Zone (IPZ).
(Proposed for Continuance to November 5, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Mills, Joe, Hills, Antenore, Martin
ABSENT: Theoharis

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that

MINUTES HEARING AND CALENDAR -7- SEPTEMBER 24, 1998

comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKER(S): **Joan Kingery**

C. COMMISSIONERS' QUESTIONS AND MATTERS

9. Consideration of adoption - draft minutes of 8/27/98.

ACTION: **Continued to 10/1/98**
AYES: **Chinchilla, Mills, Joe, Hills, Antenore, Martin**
ABSENT: **Theoharis**

D. DIRECTOR'S REPORT

10. (PASSMORE)
118-138 KENSINGTON WAY, north side between Ulloa Street and Knockash Hill, Lot 069 in Assessor's Block 2923 - **Informational item** on previously approved Planning Commission Discretionary Review for Building Permit Application Nos. 9602143, 9602144 and 9602145 to install retaining walls, modify the exterior and changes in materials of previously approved building permits for the new construction of three single-family dwellings.

SPEAKER(S): **Joan Kingery, Rae Doyle, Mary McDermott, Mark Thompson, Alice Barkley**
ACTION: **Meeting held. No action required**
AYES: **Chinchilla, Mills, Joe, Hills, Antenore, Martin**
ABSENT: **Theoharis**

11. DIRECTOR'S ANNOUNCEMENTS

- **0AHPP**
- **Residence Element**

12. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

F. REGULAR CALENDAR

13. 96.771EMTZR (MONTAÑA)
Consideration of approval of a Mission Bay South Interagency Cooperation Agreement and authorizing the Director to sign the agreement and recommending to the Board of Supervisors their approval of the agreement.
Note: On 9/17/98, the Planning Commission with the Redevelopment Agency Commission held a special joint hearing on the Mission Bay Interagency Cooperation Agreement. At that hearing, the Planning Commission President directed that the record from 9/17/98 be included as part of public record for the item before the Planning Commission today - Mission Bay South Interagency Cooperation Agreement. The record from 9/17/98 is now considered part of the record for this item.

SPEAKER(S): David Prowler, Kate Stacey
ACTION: Approved
AYES: Chinchilla, Mills, Joe, Hills, Antenore, Martin
ABSENT: Theoharis
RESOLUTION No.: 14706

14. 98.280ET (ROSETTER)
BICYCLE TRANSIT ENHANCEMENT PLAN. Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Section 155.1 to clarify definition of and obligations of the responsible City official and the landlord regarding the provision of bicycle facilities in or for building space leased to the City and deleting obsolete implementation schedule provisions. The amendment would add Section 155.2 to require bicycle parking in privately-owned and City-owned parking garages, and would add Section 155.3 to require shower and locker facilities be provided in or for new buildings and buildings undergoing major expansion. Planning Code Section 155(j) already requires bicycle spaces in required accessory auto parking facilities. There is no auto parking requirement for uses other than residential use in the C-3 (Downtown Commercial) Districts, so no bicycle parking is required or would be required by this amendment in downtown buildings except in residential buildings and buildings primarily used as parking garages.
(Continued from Regular Meeting of August 27, 1998)

SPEAKER(S): None
ACTION: Without hearing, continued to 10/15/98
AYES: Chinchilla, Mills, Joe, Hills, Antenore, Martin
ABSENT: Theoharis

15. 98.563ET (ROSETTER)
RESIDENTIAL AWNING AMENDMENT: Consideration of a proposal to amend Planning Code Sections 136 and 606 to allow awnings, marquees and canopies as permitted obstructions over sidewalks and in required open spaces in residential districts in the same manner as in non-residential districts, except that the feature shall not be backlit and its signage may display only the name, logo and address of the business in the building. Testimony and Commission consideration could result in recommendations of minor revisions.
(Continued from Regular Meeting of September 3, 1998)

SPEAKER(S): None
ACTION: Without hearing, continued to 11/15/98
AYES: Chinchilla, Mills, Joe, Hills, Antenore, Martin
ABSENT: Theoharis

16. 96.176C (GREEN)
KING, SECOND, AND THIRD STREETS, AND CHINA BASIN CHANNEL, (PACIFIC BELL GIANTS BALL PARK); Assessor's Block 3794, Lots 28, 29 and a portion of Lot 30:---
Consideration of a request to amend a Conditional Use authorized by Planning Commission Motion No. 14418 to include a new children's playground, activity and assembly area, including new elements visible from the exterior of the Pacific Bell Ballpark in an M-2 Use District, 150-X Height and Bulk District, and the Northeast China Basin Special Use District.
(Continued from Regular Meeting of September 25, 1998)

SPEAKER(S): None
ACTION: Without hearing, continued to 10/8/98
AYES: Chinchilla, Mills, Joe, Hills, Antenore, Martin
ABSENT: Theoharis

- 17a. 97.678CBV (ANDRADE)
600 - 640 BATTERY STREET, East side between Pacific Avenue and Jackson Street: Lots 1 & 9 in Assessor's Block 173 - Request under Planning Code Section 271 for Conditional Use Authorization for exception from the bulk limits set forth in Table 270 of the Planning Code in regards to the addition of office space to an existing office building in the C-2 (Community Business) District, the Washington Broadway Special Use District, and the 84-E Height and Bulk District.
(Continued from Regular Meeting of September 17, 1998)

SPEAKER(S): **None**
ACTION: **Without hearing, continued to 10/1/98**
AYES: **Chinchilla, Mills, Joe, Hills, Antenore, Martin**
ABSENT: **Theoharis**

- 17b. 97.678CBV (ANDRADE)
600 - 640 BATTERY STREET, East side between Pacific Avenue and Jackson Street: Lots 1 & 9 in Assessor's Block 173 - Request under Planning Code Section 321 for authorization to add approximately 99530 square feet of office space to an existing office building in the C-2 (Community Business) District, the Washington Broadway Special Use District, and the 84-E Height and Bulk District.
(Continued from Regular Meeting of September 17, 1998)

SPEAKER(S): **None**
ACTION: **Without hearing, continued to 10/1/98**
AYES: **Chinchilla, Mills, Joe, Hills, Antenore, Martin**
ABSENT: **Theoharis**

- 17c. 97.678CBV (ANDRADE)
600 - 640 BATTERY STREET, East side between Pacific Avenue and Jackson Street: Lots 1 & 9 in Assessor's Block 173 - Parking Variance sought to add approximately 99530 square feet of office space to an existing office building without providing 199 off-street parking spaces. Planning Code Section 151 requires one off-street space for every 500 square feet of new office space.
(Continued from Regular Meeting of September 17, 1998)

SPEAKER(S): **None**
ACTION: **Without hearing, continued to 10/1/98**
AYES: **Chinchilla, Mills, Joe, Hills, Antenore, Martin**
ABSENT: **Theoharis**

18. 98.620C (PEPPER)
145 MAGNOLIA STREET, south side between Buchanan and Webster Streets; Lot 028 (formerly northern portion of Lot 008) in Assessor's Block 493: -- Request for Conditional Use authorization for residential demolition under Section 712.39 of the Planning Code to allow the demolition of two dwelling units above the ground floor and the construction of a replacement building with two dwelling units in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

SPEAKER(S): **Jil Hales**
ACTION: **Approved**
AYES: **Chinchilla, Mills, Joe, Hills, Antenore, Martin**

MINUTES HEARING AND CALENDAR -10- SEPTEMBER 24, 1998

ABSENT: Theoharis
MOTION No.: 14707

19. 98.351C (ZWIERZYCKI)
1515-19TH AVENUE, west side between Kirkham and Lawton Streets, Lot 4 in Assessor's Block 1865 -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install up to twelve (12) panel antennas mounted on the roof of an existing Pacific Bell switching facility -- eight (8) antennas will be mounted on poles on an existing penthouse stairwell encased in a fiberglass screen and four (4) will be mounted directly on top of the roof (without screening). A radio equipment shelter is proposed in the yard on the west side of the subject property (adjacent to on-site parking lot) as part of a wireless communication network in an RH-2 (Residential, House, Two Family) district and a 40-X Height and Bulk District.

SPEAKER(S): None
ACTION: Approved
AYES: Chinchilla, Mills, Joe, Hills, Antenore, Martin
ABSENT: Theoharis
MOTION No.: 14708

- 20a. 98.655CV (ALVIN)
6500 3RD STREET; southwest corner of 3rd Street and Key Avenue, lot 1 in Assessor's Block 5475: Request for Conditional Use authorization to convert the ground floor vacant commercial space to a fourth dwelling unit without providing the required off-street parking space per Section 161(j) of the Planning Code within the NC-3 (Moderate-Scale Neighborhood Commercial District) and 40-X Height and Bulk District. A variance is also requested to authorize adding a dwelling unit without providing the required open space.

SPEAKER(S): Ralph House, Robert Mace
ACTION: Approved
AYES: Chinchilla, Mills, Joe, Hills, Antenore, Martin
ABSENT: Theoharis
MOTION No.: 14709

- 20b. 98.655CV (ALVIN)
6500 3RD STREET; southwest corner of 3rd Street and Key Avenue, lot 1 in Assessor's Block 5475: Section 135 of the Planning Code requires that 80 square feet of useable open space for each dwelling unit when provided for private use and 100 square feet per unit for common use. The proposed project includes approximately 220 square feet of common open space where 400 square feet of open space is required.
Zoning Administrator closed public hearing and has taken matter under advisement.

AT APPROXIMATELY 3:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT.

21. 98.566D/DD (BILLOVITS)
2931 PIERCE STREET, west side between Filbert and Union Streets, Lot 003 in Assessor's Block 0536 -- Request for Discretionary Review of Building Permit Application No. 9805281, proposing to construct a third-floor addition at the rear of an existing two-story, single-family dwelling in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of September 10, 1998)

SPEAKER(S): Jeremy Paul, Betty Joe Ferguson, Andrew Shapiro

MINUTES HEARING AND CALENDAR -11- SEPTEMBER 24, 1998

ACTION: **No D.R.**
AYES: **Chinchilla, Mills, Joe, Hills, Antenore, Martin**
ABSENT: **Theoharis**

Adjournment: **5:15 p.m.**

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON OCTOBER 22, 1998.

ACTION: **Approved as drafted**
AYES: **Chinchilla, Theoharis, Antenore, Hills, Martin, Mills, Joe**

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198
MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
OCTOBER 1, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

NOV 17 1998

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Chinchilla, Theoharis, Antenore, Hills, Martin, Mills
ABSENT: Joe

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:35 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Larry McDonald, Hillary Gitelman, Lou Andrade, Judy Boyajian, Jim Nixon, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 97.447E (GLASNER)

OMNI SAN FRANCISCO HOTEL, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT.

The project would develop an approximately 362 - room hotel with an 5,000 sq. ft. ground floor restaurant and 1,000 sq.ft. retail space in an existing building that is currently a vacant office structure located at 500 California Street, at the corner of Montgomery Street (Assessor's Block 240, lot 3). About 53,800 sq.ft. would be added to floors 2-17 on the north and west sides of the L-shaped building, and above the roof (but not above the existing parapet), for a total of approximately 257,700 sq.ft. in building area. Two new floors would be created where existing floors with high ceilings would be divided horizontally. The building is recognized by the City to have significant architectural character. The project requires approval under Section 309 for Permit Review in C-3 District and a Permit to Alter for major alterations to a Category I building identified in Article 11 of the City Planning Code. It would also require a conditional use authorization for hotel use in the C-3-0 Zoning District.

NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR ENDED ON MAY 26, 1998.

(Continued from Regular Meeting of September 3, 1998)

(Proposed for Continuance to October 8, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Hills, Martin, Mills
ABSENT: Joe

2. 97.447H (KOMETANI)

500 CALIFORNIA STREET- OMNI SAN FRANCISCO HOTEL, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for a Permit to Alter pursuant to Article 11 of the Planning Code to rehabilitate the base of the building, create new window openings at cornice level and sash replacement. The project site is in a C-3-0 (Downtown Office) District and a 300-S



Height and Bulk District.

(Continued from Regular Meeting of September 3, 1998)

(Proposed for Continuance to October 8, 1998)

SPEAKER(S): **None**
ACTION: **Continued as proposed**
AYES: **Chinchilla, Theoaris, Antenore, Hills, Martin, Mills**
ABSENT: **Joe**

3. 97.447X (NIXON)

500 CALIFORNIA STREET - OMNI SAN FRANCISCO HOTEL, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240-- Request for Determination of Compliance and Exceptions as permitted under Section 309 of the Planning Code from a requirement to provide two on-site tour bus loading spaces for the creation of a 17-story hotel. The project site is in a C-3-O (Downtown Office) District and a 300-S Height and Bulk district. The project includes the transfer of approximately 43,600 square feet of floor area to the vacant office building. An addition would be constructed at the rear of the building (not abutting public streets). The project would contain approximately 234,450 square feet of hotel (approximately 362 rooms); approximately 9,940 square feet of restaurant, retail, circulation and off-street freight loading; approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space.

(Continued from Regular Meeting of September 3, 1998)

(Proposed for Continuance to October 8, 1998)

SPEAKER(S): **None**
ACTION: **Continued as proposed**
AYES: **Chinchilla, Theoaris, Antenore, Hills, Martin, Mills**
ABSENT: **Joe**

4. 97.447C (NIXON)

500 CALIFORNIA STREET- OMNI SAN FRANCISCO HOTEL, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for Conditional Use Authorization under Section 216 (b) of the Planning Code to create a hotel with approximately 362 rooms. Approximately 43,600 square feet of floor area would be transferred to the site resulting in a project containing approximately 234,450 square feet of hotel area, 9,940 square feet of retail area, loading, restaurant, and circulation area, plus approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk District.

(Continued from Regular Meeting of September 3, 1998)

(Proposed for Continuance to October 8, 1998)

SPEAKER(S): **None**
ACTION: **Continued as proposed**
AYES: **Chinchilla, Theoaris, Antenore, Hills, Martin, Mills**
ABSENT: **Joe**

5. 97.539D (GORDON)

1578-1588 INDIANA STREET, west side between Cesar Chavez (Army Street) and 26th Streets, Lots 020 and 021 (formerly Lot 016) in Assessor's Block 4318 -- Request for Discretionary Review of Building Permit Application Nos. 9712479 and 9712480, proposing to construct two 12-unit live/work buildings on two vacant sites adjacent to each other in a M-2 (Heavy Industrial) District.

(Continued from Regular Meeting of September 24, 1998)

(Proposed for Continuance to October 8, 1998)

SPEAKER(S): None
 ACTION: Continued as proposed
 AYES: Chinchilla, Theorais, Antenore, Hills, Martin, Mills
 ABSENT: Joe

6. 98.361C (SMITH)
749 TAYLOR STREET, west side between Sutter and Bush Streets; Lot 2 in Assessor's Block 282 - Request for Conditional Use Authorization to allow the addition of two tourist hotel rooms to an existing hotel with 20 tourist rooms and 14 residential rooms in an RC-4 (Residential-Commercial Combined, High Density) District, and 65-A Height and Bulk District.
(Proposed for Continuance to October 15, 1998)

SPEAKER(S): None
 ACTION: Continued as proposed
 AYES: Chinchilla, Theorais, Antenore, Hills, Martin, Mills
 ABSENT: Joe

7. 98.712U (ANDRADE)
28 - 2ND STREET - APPEAL OF DIRECTOR'S DECISION (PER SECTION 1111.7); Lot 2 in Assessor's Block 3707, south side, between Market and Stevenson Streets; Appeal of the determination be the Director of the Planning Department to disapprove Sign Permit Application No.9814951, Per Planning Code Section 1111.7.
(Proposed for Continuance to October 15, 1998)

SPEAKER(S): None
 ACTION: Continued as proposed
 AYES: Chinchilla, Theorais, Antenore, Hills, Martin, Mills
 ABSENT: Joe

8. 98.719U (ANDRADE)
835 HOWARD STREET - APPEAL OF DIRECTOR'S DECISION (PER SECTION 1111.7); Lot 84 in Assessor's Block 3733A, side, east side between 4th and 5th Streets; Appeal of the determination be the Director of the Planning Department to disapprove Sign Permit Application No.9814681, Per Planning Code Section 1111.7.
(Proposed for Continuance to October 15, 1998)

SPEAKER(S): None
 ACTION: Continued as proposed
 AYES: Chinchilla, Theorais, Antenore, Hills, Martin, Mills
 ABSENT: Joe

9. 96.671E (NISHIMURA)
837-871 FOLSOM STREET, with street frontage also on Shipley Street, between 4th and 5th Streets, Lots 72, 89 and 90 in Assessor's Block 3752; South of Market Residential/Service Mixed Use District (RSD). **An Appeal of a Preliminary Negative Declaration** published on July 25, 1998, for a proposed project consisting of new construction of 68 live/work units up to 142 dwelling units, approximately 2,600 square feet of ground floor retail space, and 190 parking spaces within an 85-foot tall, eight-story (plus two mezzanine levels), approximately 390,300 gross square-foot building on an approximate 55,770 square-foot site. A paved parking lot currently occupies the project site. The project would require Conditional Use Authorization by

the Planning Commission for the proposed height, building bulk, and parking greater than the accessory use amount.

(Continued from Regular Meeting of September 3, 1998)

(Proposed for Continuance to October 22, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Hills, Martin, Mills
ABSENT: Joe

10. 98.526C

(BEATTY)

1901 UNION STREET, Lot 1 in Assessor's Block 542, southwest corner of Union and Laguna Streets -- Request for Conditional Use authorization under Section 725.48 of the Planning Code to add live musical entertainment, defined as "Other Entertainment" per Section 790.38, at an existing bar in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk district.

(Continued from Regular Meeting of September 17, 1998)

Note: On 9/10/98, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +5 -0. Commissioners Theoharis and Martin were absent.

(Proposed for Continuance to October 22, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Hills, Martin, Mills
ABSENT: Joe

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKER(S): Eula Watters
 Re: Ferry Park preservation
 Stephen Perry
 Re: Plaza foods site at Fulton Street/ Neighborhood Coalition loss of small businesses.

MINUTES OF CPC HEARING AND CALENDAR -5- OCTOBER 1, 1998

C. COMMISSIONERS' QUESTIONS AND MATTERS

11. Consideration of adoption - draft minutes of 8/27/98, 9/3/98, 9/10/98.

ACTION: **8/27/98 minutes continued to 10/8/98**
AYES: **Chinchilla, Theoharis, Antenore, Hills, Martin, Mills**
ABSENT: **Joe**

ACTION: **9/3/98 and 9/10/98 minutes approved as drafted**
AYES: **Chinchilla, Theoharis, Antenore, Hills, Martin, Mills**
ABSENT: **Joe**

D. DIRECTOR'S REPORT

12. DIRECTOR'S ANNOUNCEMENTS

- **Land Use Workshop Policy Announcement**
 - **Housing Opportunities**
 - **Small Business Opportunities**
 - **Public Input**
 - **Developers**
 - **Builders**
 - **Neighborhoods**
- **Steering Committee Meeting Monday**
- **Larry McDonald will represent the Department in the Zoning Administrator's and Director's absence.**

13. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

None

E. REGULAR CALENDAR

14. 96.671E (NISHIMURA)
837-871 FOLSOM STREET, with street frontage also on Shipley Street, between 4th and 5th Streets, Lots 72, 89 and 90 in Assessor's Block 3752; South of Market Residential/Service Mixed Use District (RSD). **An Appeal of a Preliminary Negative Declaration** published on July 25, 1998, for a proposed project consisting of new construction of 68 live/work units, 142 dwelling units, approximately 2,600 square feet of ground floor retail space, and 190 parking spaces within an 85-foot tall, eight-story (plus two mezzanine levels), approximately 390,300 gross square-foot building on an approximate 55,770 square-foot site. A paved parking lot currently occupies the project site. The project would require Conditional Use Authorization by the Planning Commission for the proposed height, building bulk, and parking greater than the accessory use amount.
(Continued from Regular Meeting of September 3, 1998)

SPEAKER(S): **None**
ACTION: **Continued to 10/22/98**
AYES: **Chinchilla, Theoharis, Antenore, Hills, Martin, Mills**
ABSENT: **Joe**

15a. 97.678CBV

(ANDRADE)

600 - 640 BATTERY STREET, East side between Pacific Avenue and Jackson Street: Lots 1 & 9 in Assessor's Block 173 - Request under Planning Code Section 271 for Conditional Use Authorization for exception from the bulk limits set forth in Table 270 of the Planning Code in regards to the addition of office space to an existing office building in the C-2 (Community Business) District, the Washington Broadway Special Use District, and the 84-E Height and Bulk District.

(Continued from Regular Meeting of September 17, 1998)

SPEAKER(S):

Michael Coverdias Covarribius, John Field, David Cincotta, Matt Field, David Burnett, John Sanger, Carole Baylor, Jeffrey Tanin, Sonia Foley, Esther Westley, Keith Turner, Taylor Nagle, Aaron Peskin, Tim Moss, Laney Thornton, Arvin Iver, Mike Wendte, Sue Hestor, Louise DeMartini Vagar

ACTION: **Motion of Intent to Disapprove**AYES: **Chinchilla, Theoaris, Antenore, Hills, Martin, Mills**ABSENT: **Joe**

15b. 97.678CBV

(ANDRADE)

600 - 640 BATTERY STREET, East side between Pacific Avenue and Jackson Street: Lots 1 & 9 in Assessor's Block 173 - Request under Planning Code Section 321 for authorization to add approximately 99530 square feet of office space to an existing office building in the C-2 (Community Business) District, the Washington Broadway Special Use District, and the 84-E Height and Bulk District.

(Continued from Regular Meeting of September 24, 1998)

SPEAKER(S):

Michael Coverdias Covarribius, John Field, David Cincotta, Matt Field, David Burnett, John Sanger, Carole Baylor, Jeffrey Tanin, Sonia Foley, Esther Westley, Keith Turner, Taylor Nagle, Aaron Peskin, Tim Moss, Laney Thornton, Arvin Iver, Mike Wendte, Sue Hestor, Louise DeMartini Vagar

ACTION: **Motion of Intent to Disapprove**AYES: **Chinchilla, Theoaris, Antenore, Hills, Martin, Mills**ABSENT: **Joe**

15c. 97.678CBV

(ANDRADE)

600 - 640 BATTERY STREET, East side between Pacific Avenue and Jackson Street: Lots 1 & 9 in Assessor's Block 173 - Parking Variance sought to add approximately 99530 square feet of office space to an existing office building without providing 199 off-street parking spaces. Planning Code Section 151 requires one off-street space for every 500 square feet of new office space.

(Continued from Regular Meeting of September 24, 1998)

SPEAKER(S):

None

ACTION:

No Action

AYES:

Chinchilla, Theoaris, Antenore, Hills, Martin, Mills

ABSENT:

Joe

16. 98.588C

(BILLOVITS)

3301 BALBOA STREET; Lot 1 in Assessor's Block 1601 -- Request for a Conditional Use Authorization [per Planning Code Section 711.81] to convert a four-story building formerly used as an elementary school to use as an adult English language school in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

MINUTES OF CPC HEARING AND CALENDAR -7- OCTOBER 1, 1998

SPEAKER(S): Ann Dekotinis, Mark Gariovelli, John Konlower
ACTION: Continued to 10/8/98
AYES: Chinchilla, Theoaris, Antenore, Hills, Martin, Mills
ABSENT: Joe

17. 98.323C (BILLOVITS)
2001 UNION STREET; Lot 24 in Assessor's Block 541 -- Request for a Conditional Use Authorization [per Planning Code Sections 121.2 and 186.1(c)(3)] to establish a single-tenant retail use (Border's Books, Music, Cafe) of about 19,400 square-feet on the first and second floors of an existing building, and convert an existing full-service restaurant to a small self-service restaurant in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District.

SPEAKER(S): None
ACTION: Continued to 11/5/98
AYES: Chinchilla, Theoaris, Antenore, Hills, Martin, Mills
ABSENT: Joe

- 18a. 98.645CV (PEPPER)
393-399 GROVE STREET, southeast corner at Gough Street; Lot 014 in Assessor's Block 809: -- Request for Conditional Use authorization under Section 161(j) of the Planning Code to allow the reduction of the off-street parking requirement from 9 spaces to 4 spaces in the Hayes-Gough Neighborhood Commercial District and a 50-X Height and Bulk District.

The proposal is to convert the existing third floors of two adjacent three-story commercial buildings to nine dwelling units. Eight units are proposed in the west building and one unit is proposed in the east building. The buildings are connected and are on one lot. The third floors of each building have high ceilings, and a fourth floor will be added within the existing third floor spaces. The units will be contained entirely within the existing buildings. The existing commercial tenants will remain on the lower two floors.

SPEAKER(S): None
ACTION: Continued to 11/5/98
AYES: Chinchilla, Theoaris, Antenore, Hills, Martin, Mills
ABSENT: Joe

- 18b. 98.645CV (PEPPER)
393-399 GROVE STREET, southeast corner at Gough Street; Lot 014 in Assessor's Block 809 in the Hayes-Gough Neighborhood Commercial District and a 50-X Height and Bulk District. Public hearing by the Zoning Administrator on a request for zoning variance from rear yard and street frontage requirements of the Planning Code in conjunction with the conversion of the third floors of two adjoining commercial buildings to residential use. southeast corner at Gough Street; Lot 014 in Assessor's Block 809: -- Request for Conditional Use authorization under Section 161(j) of the Planning Code to allow the reduction of off-street parking requirement from 10 parking spaces to 4 parking spaces in the Hayes-Gough Neighborhood Commercial District and a 50-X Height and Bulk District.

SPEAKER(S): None
ACTION: Continued to 11/5/98
AYES: Chinchilla, Theoaris, Antenore, Hills, Martin, Mills
ABSENT: Joe

MINUTES OF CPC HEARING AND CALENDAR -8- OCTOBER 1, 1998

AT APPROXIMATELY 3:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

19. 98.587D (WANG)
56 JORDAN AVENUE, east side between California Street and Euclid Avenue, Lot 041 in Assessor's Block 1038 -- Request for Discretionary Review of Building Permit Application No. 9709902, proposing to construct a one-story vertical addition at the existing one-story over-garage single-family dwelling in a RH-1(D) (House, One-Family, Detached) District.

SPEAKER(S): Ronald Bengetty, Francis Stark, Charles Stark, Dominic Large, Scott Williams Teresa Large
ACTION: Continued to 11/5
AYES: Chinchilla, Theoaris, Antenore, Hills, Martin, Mills
ABSENT: Joe

20. 98.732D (SNYDER)
214 GRANVILLE WAY, north side between Claremont Boulevard and Ulloa Street, Lot 016 in Assessor's Block 2976 -- Request for Discretionary Review of Building Permit Application No. 9811484, proposing to construct a second-story addition to the rear of a "split-level" house in a RH-1(D) (House, One-Family, Detached) District.

SPEAKER(S): Emeric Kalman, Joe McKenna, Joan Gerardo, Bobby Sue Hood, Tom Hlavenka
ACTION: No D.R.
AYES: Chinchilla, Theoaris, Hills, Mills
NOES: Antenore, Martin
ABSENT: Joe

21. 98.634D (KEYLON)
2681-83 BUSH STREET, south side between Divisadero and Broderick Streets, Lot 018 in Assessor's Block 1052 -- Request for Discretionary Review of Building Permit Application No. 9808373, proposing to raise an existing two-story, two-family dwelling and add one story and a garage beneath the raised building in a RH-3 (House, Three-Family) District.

SPEAKER(S): Patricia Vaughey, Ken Taylor, Steve Weisburg
ACTION: Take D.R.
AYES: Chinchilla, Theoaris, Antenore, Hills, Martin, Mills
ABSENT: Joe

Adjournment: **6:20 p.m.**

THE MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, NOVEMBER 5, 1998.

ACTION: Approved as corrected
AYES: Chinchilla, Mills, Hills, Antenore, Martin, Joe
ABSENT: Theoaris

981001.min

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
OCTOBER 8, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

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PRESENT: Chinchilla, Theoharis, Antenore, Hills, Mills
ABSENT: Joe, Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:45 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Larry Mdonald, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.633D/DD (FALLAY)
5 VICKSBURG STREET, east side between 22nd and 23rd Streets, Lot 031 in Assessor's Block 3628 -- Request for Discretionary Review of Building Permit Application No. 9806657, proposing to construct a deck extension at the rear of the existing three-story, two-family dwelling in a RH-2 (House, Two-Family) District.
(Proposed for Continuance to October 15, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Hills, Mills
ABSENT: Joe, Martin

2. 97.539D (GORDON)
1578-1588 INDIANA STREET, west side between Cesar Chavez (Army Street) and 26th Streets, Lots 020 and 021 (formerly Lot 016) in Assessor's Block 4318 -- Request for Discretionary Review of Building Permit Application Nos. 9712479 and 9712480, proposing to construct two 12-unit live/work buildings on two vacant sites adjacent to each other in a M-2 (Heavy Industrial) District. (Continued from Regular Meeting of October 1, 1998)
(Proposed for Continuance to October 15, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Hills, Mills
ABSENT: Joe, Martin

3. 98.538C (HING)
2218 - 48TH AVENUE, east side between Rivera and Santiago Streets; Lot 48 in Assessor's Block 2302. Request for authorization of Conditional Use to convert a single-family dwelling to a post-secondary educational institution/school for self-healing and massage, as required under

MINUTES OF CPC HEARING AND CALENDAR -2- OCTOBER 8, 1998

Section 209.3 (i) of the Planning Code, in an RH-1 (Residential, House, One-Family) and 40-X Height and Bulk District.

(Proposed for Continuance to October 22, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Hills, Mills
ABSENT: Joe, Martin

4. 98.596C (WANG)
4550 - MISSION STREET, northwest corner at Harrington Street; Lot 1 in Assessor's Block 3148
- Request for Conditional Use Authorization, under Sections 712.11 and 712.21 of the Planning Code, to allow the development of a lot exceeding 10,000 square feet in area and a general convenience retail/pharmacy use exceeding 5,999 square feet in a NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of September 17, 1998)
(Proposed for Continuance to November ~~12~~19, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Hills, Mills
ABSENT: Joe, Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKER(S): Eula Walters
Re: Ferry Park
Patricia Vaughey
Re: Joint Neighborhood Association Meeting
- 1880 Lombard Street
- 126 room Hotel on Lombard
- Entertainment licenses

C. COMMISSIONERS' QUESTIONS AND MATTERS

None

MINUTES OF CPC HEARING AND CALENDAR -3- OCTOBER 8, 1998

D. DIRECTOR'S REPORT

None

5. DIRECTOR'S ANNOUNCEMENTS

- **3301 Balboa Street - Staff was to contact Department of Parking and Traffic and MUNI but did not hear back in sufficient time to continue the hearing. They do not have any objection to the approval. The neighborhood meeting with the Project Sponsor was held and the only noteworthy issue was the interest of residents to receive services.**

6. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

None

E. REGULAR CALENDAR

7. 96.176C (GREEN)

KING, SECOND, AND THIRD STREETS, AND CHINA BASIN CHANNEL (PACIFIC BELL GIANTS BALL PARK); Assessor's Block 3794, Lots 28, 29 and a portion of Lot 30:---

Consideration of a request to amend a Conditional Use authorized by Planning Commission Motion No. 14418 to include a new children's playground, activity and assembly area, including new elements visible from the exterior of the Pacific Bell Ballpark in an M-2 Use District, 150-X Height and Bulk District, and the Northeast China Basin Special Use District.

(Continued from Regular Meeting of September 25, 1998)

SPEAKER(S): None
ACTION: Continued to 10/22/98
AYES: Chinchilla, Theoharis, Antenore, Hills, Mills
ABSENT: Joe, Martin

8. 97.447E (GLASNER)

500 CALIFORNIA STREET- OMNI SAN FRANCISCO HOTEL, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT. The project would develop an approximately 362 - room hotel with an 5,000 sq. ft. ground floor restaurant and 1,000 sq.ft. retail space in an existing building that is currently a vacant office structure located at 500 California Street, at the corner of Montgomery Street (Assessor's Block 240, lot 3). About 53,800 sq.ft. would be added to floors 2-17 on the north and west sides of the L-shaped building, and above the roof (but not above the existing parapet), for a total of approximately 257,700 sq.ft. in building area. Two new floors would be created where existing floors with high ceilings would be divided horizontally. The building is recognized by the City to have significant architectural character. The project requires approval under Section 309 for Permit Review in C-3 District and a Permit to Alter for major alterations to a Category I building identified in Article 11 of the City Planning Code. It would also require a conditional use authorization for hotel use in the C-3-0 Zoning District.

NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR ENDED ON MAY 26, 1998.

(Continued from Regular Meeting of October 1, 1998)

SPEAKER(S): None
ACTION: Continued to 11/5/98

AYES: **Chinchilla, Theoharis, Antenore, Hills, Mills**
ABSENT: **Joe, Martin**

9a. 97.447H (KOMETANI)
500 CALIFORNIA STREET- OMNI SAN FRANCISCO HOTEL, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for a Permit to Alter pursuant to Article 11 of the Planning Code to rehabilitate the base of the building, create new window openings at cornice level and sash replacement. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk District.
(Continued from Regular Meeting of October 1, 1998)

SPEAKER(S): **None**
ACTION: **Continued to 11/5/98**
AYES: **Chinchilla, Theoharis, Antenore, Hills, Mills**
ABSENT: **Joe, Martin**

9b. 97.447X (NIXON)
500 CALIFORNIA STREET - OMNI SAN FRANCISCO HOTEL, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240-- Request for Determination of Compliance and Exceptions as permitted under Section 309 of the Planning Code from a requirement to provide two on-site tour bus loading spaces for the creation of a 17-story hotel. The project site is in a C-3-O (Downtown Office) District and a 300-S Height and Bulk district. The project includes the transfer of approximately 43,600 square feet of floor area to the vacant office building. An addition would be constructed at the rear of the building (not abutting public streets). The project would contain approximately 234,450 square feet of hotel (approximately 362 rooms); approximately 9,940 square feet of restaurant, retail, circulation and off-street freight loading; approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space.
(Continued from Regular Meeting of October 1, 1998)

SPEAKER(S): **None**
ACTION: **Continued to 11/5/98**
AYES: **Chinchilla, Theoharis, Antenore, Hills, Mills**
ABSENT: **Joe, Martin**

9c. 97.447C (NIXON)
500 CALIFORNIA STREET- OMNI SAN FRANCISCO HOTEL, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for Conditional Use Authorization under Section 216 (b) of the Planning Code to create a hotel with approximately 362 rooms. Approximately 43,600 square feet of floor area would be transferred to the site resulting in a project containing approximately 234,450 square feet of hotel area, 9,940 square feet of retail area, loading, restaurant, and circulation area, plus approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk District.
(Continued from Regular Meeting of October 1, 1998)

SPEAKER(S): **None**
ACTION: **Continued to 11/5/98**
AYES: **Chinchilla, Theoharis, Antenore, Hills, Mills**
ABSENT: **Joe, Martin**

MINUTES OF CPC HEARING AND CALENDAR -5- OCTOBER 8, 1998

- 10a. 98.504CV (PEPPER)
3151 SACRAMENTO STREET, south side between Baker and Lyon Streets; Lot 031 in Assessor's Block 1023: -- Request for Conditional Use authorization under Section 209.1(g) of the Planning Code for an increase in dwelling unit density to allow the construction of four dwelling units on one lot in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of September 17, 1998)

SPEAKER(S): Lloyd Schleigel, Paula Tagert
ACTION: Approved
AYES: Chinchilla, Theoharis, Antenore, Hills, Mills
ABSENT: Joe, Martin
MOTION No.: 14712 14713

- 10b. 98.504CV (PEPPER)
3151 SACRAMENTO STREET, south side between Baker and Lyon Streets; Lot 31 in Assessor's Block 1023 in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District. Public hearing by the Zoning Administrator on a request for zoning variance from the rear yard requirement of the Planning Code in conjunction with the conversion of a noncomplying building to residential use in the required rear yard.

SPEAKER(S): Lloyd Schleigel, Paula Tagert
ACTION: Approved The Zoning Administrator closed public hearing
AYES: Chinchilla, Theoharis, Antenore, Hills, Mills
ABSENT: Joe, Martin
MOTION No.: 14713

11. 98.595U (ANDRADE)
26-7TH STREET - APPEAL OF DIRECTOR'S DECISION (PER SECTION 1111.7), Lot 1 in Assessor's Block 3702, west side, between Market and Mission Streets; Appeal of the determination by the Director of the Planning Department to disapprove Sign Permit Application No. 9811342, per Planning Code Section 1111.7
(Continued from Regular Meeting of September 3, 1998)

SPEAKER(S): Joseph Bravo
ACTION: Motion of Intent to Disapprove - Upholding the Director's Decision
AYES: Chinchilla, Theoharis, Antenore, Hills, Mills
ABSENT: Joe, Martin

AT APPROXIMATELY 3:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

12. 98.019D (SMITH)
1224 SACRAMENTO STREET, north side between Taylor and Jones Streets; Lot 144 in Assessor's Block 0221 -- Request for Discretionary Review of Building Permit Application No. 9811608, proposing to construct a roof deck at the rear of the existing three-story dwelling in a RM-3 (Mixed, Medium Density) District.

SPEAKER(S): Alice Barkley, Kenny Kate Klein, John Sanger, Lucia Bogatai, Barbara Brooks, John Brooks
ACTION: No D.R.
AYES: Chinchilla, Theoharis, Antenore, Hills, Mills
ABSENT: Joe, Martin

Adjournment: **4:15 p.m.**

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON NOVEMBER 5, 1998.

ACTION: Approved as corrected

AYES: Chinchilla, Mills, Hills, Antenore, Martin, Joe

ABSENT: Theoharis

PUBLIC NOTICE FOR THE CITYWIDE LAND USE STUDY PUBLIC WORKSHOP

You are invited to a public workshop to be held on Saturday, October 17, 1998 from 9:00 AM to 4:30 PM at the California College of Arts and Crafts (CCAC) building located at 450 Irwin Street in the Showplace Square area. The Citywide Land Use Study workshop will include a presentation by Department staff on citywide land use issues, needs and constraints, followed by public participation in the development of objectives for accommodating housing, industry and commerce in San Francisco. You will be asked to provide your own lunch. In the afternoon session, participants will be asked to join small groups to focus on specific topics which may include: (1) location, design and affordability of new housing types including residential lofts, Single Room Occupancy (SRO) units and live/work units; (2) location, density, height and scale of housing along transit corridors; (3) providing affordable housing for artists; (4) providing land for industry, including multi-media, medical research and other emerging industry types; (5) providing amenities in emerging neighborhoods, including open space, convenience shopping, parking, transit and other public services; and (6) enforcement and public notice procedures. The small group sessions are designed to be "brainstorming" sessions where you are encouraged to provide creative, yet feasible ideas and recommendations. All the comments and ideas at the end of the afternoon session will be summarized and Department staff will conduct further research in the coming months before preparing recommendations for Planning Commission and Board of Supervisors' actions.

For further information, please call planners Susana Montana at (415) 558-6313 or Mary Woods at 558-6315.

981008

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
OCTOBER 15, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.
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PUBLIC LIBRARY

PRESENT: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:35 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Larry Badiner, Larry McDonald, Steven Shotland, Neil Hart, Judy Boyajian, Lois Scott, Paul Lord, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.361C (SMITH)
749 TAYLOR STREET, west side between Sutter and Bush Streets; Lot 2 in Assessor's Block 282 - Request for Conditional Use Authorization to allow the addition of two tourist rooms to an existing hotel with 20 tourist rooms and 14 residential rooms in a RC-4 (Residential-Commercial Combined, High Density) District, and 65-A Height and Bulk District.
(Proposed for Continuance to October 22, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

2. 97.539D (GORDON)
1578-1588 INDIANA STREET, west side between Cesar Chavez (Army Street) and 26th Streets, Lots 020 and 021 (formerly Lot 016) in Assessor's Block 4318 -- Request for Discretionary Review of Building Permit Application Nos. 9712479 and 9712480, proposing to construct two 12-unit live/work buildings on two vacant sites adjacent to each other in a M-2 (Heavy Industrial) District. (Continued from Regular Meeting of October 8, 1998)
(Proposed for Continuance to October 22, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

3. 97.642E (KALAHAR)
HUNTERS POINT POLICE HELICOPTER LANDING PAD. **Appeal of a Preliminary Negative Declaration** for proposed new construction of a 70,000 square-foot paved helicopter take-off and landing pad for the San Francisco Police Department on a vacant lot at the former Hunters Point Naval Shipyard facility. The helicopter landing pad would be approximately 280 feet by 250 feet in area and located at the southeastern corner of Manseau and Hussey streets.

(Continued from Regular Meeting of September 24, 1998)
(Proposed for Continuance to November 5, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

4. 98.633D/DD (FALLAY)
5 VICKSBURG STREET, east side between 22nd and 23rd Streets, Lot 31 in Assessor's Block 3628 -- Request for Discretionary Review of Building Permit Application No. 9806657, proposing to construct a deck extension at the rear of the existing three-story, two-family dwelling in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of October 8, 1998)
(Proposed for Continuance to November 12, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

5. 97.615E (NISHIMURA)
1800 BRYANT STREET: Southwest corner, through lot with street frontages on 17th and Florida Streets, Lot 5 in Assessor's Block 3970. **Appeal of a Preliminary Negative Declaration published on September 5, 1998.** The project would construct a new 48-foot tall, four-story, 65,800-gross-square-foot building containing 48 live/work units and approximately 1,100 square-foot, ground floor retail space. The project site is an undeveloped, approximately 15,000 square-foot lot and is within an M-1 (Light Industrial) District, Greater Northeast Mission Industrial Zone - Industrial Protection Zone (NEMIZ-IPZ) and a 65-B Height and Bulk District.
(Proposed for Continuance to December 3, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKER(S): Anne Ronce
Re: University Club - Double Parking
Condition of Approval - Street Trees
Patricia Vaughey
Re: 500 Divisadero Burger King-lack of Due Process

Jack Horner
Re: University Club Condition of Approval
Peter Gass
Re: 1305 Castro Street Hahn's Hibachi Ventilation System
Anne Kirschner
Re: Item 17 case No. 98.086C

C. COMMISSIONERS' QUESTIONS AND MATTERS

Theoharis: University Club Street Trees conditions of approval enforcement
Hills: Would like to see 517 Washington Street landmarking calendared.

6. Consideration of adoption - draft minutes of 8/27/98.

ACTION: Approved as corrected
AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

D. DIRECTOR'S REPORT

- Annual Bus Tour spaces under consideration
- October 17, 1998 - Public Workshop

7. DIRECTOR'S ANNOUNCEMENTS

Informational Presentation on Public Toilet Kiosk Extension.
(Informational Only. No Action Required.)

8. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

None

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

9. 98.526C (BEATTY)
1901 UNION STREET, Lot 1 in Assessor's Block 542, southwest corner of Union and Laguna Streets -- Request for Conditional Use authorization under Section 725.48 of the Planning Code to add live musical entertainment, defined as "Other Entertainment" per Section 790.38, at an existing bar in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk district.
(Continued from Regular Meeting of September 17, 1998)
Note: On 9/10/98, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +5 -0. Commissioners Theoharis and Martin were absent.

SPEAKER(S): None
ACTION: Approved with conditions as modified
AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills
MOTION No.: 14714

F. INFORMATIONAL PRESENTATION

10. CITY COLLEGE OF SAN FRANCISCO - FACILITIES MASTER PLAN (SCOTT)
 Informational presentation on the Plan, dated February 20, 1998 including 12 principal locations: Phelan Campus, Alemany Campus, Chinatown/North Beach Campus, Downtown Campus, Southeast Campus, Castro-Valencia Campus, Administrative Offices and Airport School. The Plan covers existing conditions, space needs and the current five year capital improvement program. This is an informational presentation, no action by the Planning Commission is required.

SPEAKER(S): Peter Goldstein, Bin Liskam, Jeff Kaplan, Nancy Shanahan, Chris Koplaint, Anastasia Yovanopoulos, Patricia Vaughney, John Bartass Bardis
ACTION: Informational Only. No Action Required.

G. REGULAR CALENDAR

11. NEIGHBORHOOD PLANNING ISSUES SURVEY (GREEN)
 An informational presentation and Commission comment on the conclusions and proposed Work Program projects resulting from the Neighborhood Planning Issues Survey Report and the comments received in public hearings held this summer.

SPEAKER(S): Jennifer Gridely, Patricia Vaughney, Steve Courier, Rebecca Silverberg, Jasmine Kam, Terry Milne, John Bartass Bardis
ACTION: Informational Only. No Action Required.

12. 98.588C (BILLOVITS)
3301 BALBOA STREET; Lot 1 in Assessor's Block 1601 -- Request for a Conditional Use Authorization [per Planning Code Section 711.81] to convert a four-story building formerly used as an elementary school to use as an adult English language school in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
 (Continued from Regular Meeting of October 1, 1998)
Note: On 10/1/98 following public testimony the Commission requested Planning staff to contact the Department of Parking and Traffic and Muni in order to report back with the Project's impact on neighborhood parking.

SPEAKER(S): None
ACTION: Approved
AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills
MOTION No.: 14715

13. 98.712U (ANDRADE)
28 - 2ND STREET - APPEAL OF DIRECTOR'S DECISION (PER SECTION 1111.7); Lot 2 in Assessor's Block 3707, south side, between Market and Stevenson Streets; Appeal of the determination be the Director of the Planning Department to disapprove Sign Permit Application No.9814951, Per Planning Code Section 1111.7.
 (Continued from Regular Meeting of October 1, 1998)

SPEAKER(S): None
ACTION: Continued TO 10/22/98
AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

NOTICE OF CPC HEARING AND CALENDAR -5- OCTOBER 15, 1998

14. 98.719U (ANDRADE)
835 HOWARD STREET - APPEAL OF DIRECTOR'S DECISION (PER SECTION 1111.7); Lot 84
in Assessor's Block 3733A, side, east side between 4th and 5th Streets; Appeal of the
determination be the Director of the Planning Department to disapprove Sign Permit Application
No.9814681, Per Planning Code Section 1111.7.
(Continued from Regular Meeting of October 1, 1998)

SPEAKER(S): None
ACTION: Continued to 10/22/98
AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

15. 98.280ET (ROSETTER)
BICYCLE TRANSIT ENHANCEMENT PLAN, Consideration of a proposal to amend the Planning
Code (Zoning Ordinance) by amending Section 155.1 to clarify definition of and obligations of the
responsible City official and the landlord regarding the provision of bicycle facilities in or for
building space leased to the City and deleting obsolete implementation schedule provisions. The
amendment would add Section 155.2 to require bicycle parking in privately-owned and City-
owned parking garages, and would add Section 155.3 to require shower and locker facilities be
provided in or for new buildings and buildings undergoing major expansion. Planning Code
Section 155(j) already requires bicycle spaces in required accessory auto parking facilities.
There is no auto parking requirement for uses other than residential use in the C-3 (Downtown
Commercial) Districts, so no bicycle parking is required or would be required by this amendment
in downtown buildings except in residential buildings and buildings primarily used as parking
garages.
(Continued from Regular Meeting of September 24, 1998)

SPEAKER(S): Peter Tannen, David Snyder, Leslie Katz
ACTION: Approved as amended
AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills
RESOLUTION No.: 14716

16. 98.728C (KEYLON)
3154 FILLMORE STREET, southeast corner of Greenwich Street, Lot 22 and 23 in Assessor's
Block 516-- Request for Conditional Use authorization under Planning Code Section 303(e) to
allow modification of Conditions Number 1 and 3 approved under Motion No. 13378 for type of
live entertainment and performance hours at an existing (currently vacant) full service restaurant
and bar in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk
District. The proposal is to allow the change in Condition Number 1 to include all live
entertainment (jazz band for this particular applicant) instead of a Mariachi Band and to change
Condition Number 3 by existing the time of performances from 11:30 p.m. to 1:00 a.m.

SPEAKER(S): Patricia Vaughney
ACTION: Approved as amended
AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills
MOTION No.: 14717

17. 98.086C (MILLER)
3006 - 26TH STREET, northwest corner at Florida Street, Lot 17 in Assessor's Block 4272 --
Request for authorization of a CONDITIONAL USE for EXPANSION of a RESIDENTIAL CARE
FACILITY from 16 to 26 residents in an RH-2 (House, Two-Family) District and a 40-X Height
and Bulk District.
(Continued from Regular Meeting of September 24, 1998)

SPEAKER(S): **None**
ACTION: **Continued to 11/19/98**
AYES: **Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills**

- 18a. 98.645CV (PEPPER)
393-399 GROVE STREET, southeast corner at Gough Street; Lot 014 in Assessor's Block 809: -
- Request for Conditional Use authorization under Section 161(j) of the Planning Code to allow
the reduction of the off-street parking requirement from 9 spaces to 4 spaces in the Hayes-
Gough Neighborhood Commercial District and a 50-X Height and Bulk District.
(Continued from Regular Meeting of October 1, 1998)

SPEAKER(S): **Anastasia Yavanopoulos**
ACTION: **Disapproved**
AYES: **Hills**
NOES: **Chinchilla, Theoharis, Antenore, Joe, Martin, Mills**
MOTION No.: **14722**

- 18b. 98.645CV (PEPPER)
393-399 GROVE STREET, southeast corner at Gough Street, Lot 014 in Assessor's Block 809 in
the Hayes-Gough Neighborhood Commercial District and a 50-X Height and Bulk District. Public
hearing by the Zoning Administrator on a request for zoning variance from rear yard and street
frontage requirements of the Planning Code in conjunction with the conversion of the third floors
of two adjoining commercial buildings to residential use.

SPEAKER(S): **Anastasia Yavanopoulos**
ACTION: **No Action Required**

19. 98.695C (HING)
3989 - 24th STREET, south side near Noe Street, Lot 26 in Assessor's Block 6508. Request for
authorization of Conditional Use to modify conditions of approval for a previous authorization
(October 22, 1987 Motion No.11174) to establish a Small Fast Food Service in the 24th Street-
Noe Valley Neighborhood Commercial District. The proposal would remove the condition
granting conditional use only to Bakers of Paris and allow the continuation of an existing Small
Self-Service Restaurant (as defined under Section 790.91 of the Planning Code) under new
ownership.

SPEAKER(S): **Gene Amis, Linda Lombardo, Evan Borg, Manuel Fernandez, Tom Berkio,
Todd Parrott, Catherine Ramik, Paul Kathas, Tom Saunders, Peter Gass,
Eleanor Gerhardt, Susan Dunbar, James Ryan, Adam Wasserman,
Christhoper Quinn, Anastasia Yavanopoulos**
ACTION: **Motion with intent to disapprove**
AYES: **Theoharis, Antenore, Joe, Martin, Mills**
NOES: **Chinchilla, Hills**

AT APPROXIMATELY 5:50 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW
HEARING.

20. 98.484DDDD (LI)
63-67 GLOVER STREET, south side between Jones and Leavenworth Streets, lot 032 in
Assessor's Block 0151 -- Request for Discretionary Review of Building Permit Application No.
9805327, proposing to merge three dwelling units into two dwelling units in a RH-2 (House, Two-
Family) District.

NOTICE OF CPC HEARING AND CALENDAR -7- OCTOBER 15, 1998

**SPEAKER(S): Michael Lhima, Elizabeth Wilson, Anne Novak, Anna Loy, John Schrader,
Brad Polverosa**
ACTION: Continued to 11/19/98
AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

Adjournment: 6:40 p.m.

**THE MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE
PLANNING COMMISSION ON THURSDAY, NOVEMBER 5, 1998.**

ACTION: Approved as corrected
AYES: Chinchilla, Mills, Hills, Antenore, Martin, Joe
ABSENT: Theoharis

981015.min

PUBLIC NOTICE FOR THE CITYWIDE LAND USE STUDY PUBLIC WORKSHOP

You are invited to a public workshop to be held on Saturday, October 17, 1998 from 9:00 AM to 4:30 PM at the California College of Arts and Crafts (CCAC) building located at 450 Irwin Street in the Showplace Square area. The Citywide Land Use Study workshop will include a presentation by Department staff on citywide land use issues, needs and constraints, followed by public participation in the development of objectives for accommodating housing, industry and commerce in San Francisco. You will be asked to provide your own lunch. In the afternoon session, participants will be asked to join small groups to focus on specific topics which may include: (1) location, design and affordability of new housing types including residential lofts, Single Room Occupancy (SRO) units and live/work units; (2) location, density, height and scale of housing along transit corridors; (3) providing affordable housing for artists; (4) providing land for industry, including multi-media, medical research and other emerging industry types; (5) providing amenities in emerging neighborhoods, including open space, convenience shopping, parking, transit and other public services; and (6) enforcement and public notice procedures. The small group sessions are designed to be "brainstorming" sessions where you are encouraged to provide creative, yet feasible ideas and recommendations. All the comments and ideas at the end of the afternoon session will be summarized and Department staff will conduct further research in the coming months before preparing recommendations for Planning Commission and Board of Supervisors' actions.

For further information, please call planners Susana Montana at (415) 558-6313 or Mary Woods at 558-6315.

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
OCTOBER 22, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

PRESENT: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Planning Director Bob PASSMORE - Zoning Administrator, Linda Avery, Larry Badiner, Hillary Gitelman, Judy Boyajian, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.538C (HING)
2218 - 48TH AVENUE, east side between Rivera and Santiago Streets; Lot 48 in Assessor's Block 2302. Request for authorization of Conditional Use to convert a single-family dwelling to a post-secondary educational institution/school for self-healing and massage, as required under Section 209.3 (i) of the Planning Code, in an RH-1 (Residential, House, One-Family) and 40-X Height and Bulk District.
(Proposed for Continuance to November 19, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

2. 98.808D (PEPPER)
425 DIVISADERO STREET, northwest corner between Fell and Oak Streets, Lot 016 in Assessor's Block 1215 -- Request for Discretionary Review of Building Permit Application No. 9804068, proposing to add a new Wells Fargo Express ATM alcove in a NC-2 (Small-Scale Neighborhood Commercial) District.
(Proposed for Continuance to November 19, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

3. 98.704C (BANALES)
560 HAIGHT STREET, north side between Fillmore and Steiner Streets; Lot 6A in Assessor's Block 848 -- Request for Conditional Use authorization to allow Institutions, Other Large (Planning Code Section 711.81) and to allow development on a lot greater than 10,000 square feet in floor area (Planning Code Section 711.11) in an NC-2 (Small Scale Neighborhood Commercial), 40-X Height and Bulk District.
(Proposed for Continuance to December 17, 1998)

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SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to: (1) briefly responding to statements made or questions posed by members of the public, or (2) requesting staff to report back on a matter at a subsequent meeting, or (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

SPEAKER(S): Scott Chandler
Re: 1769 Noe Street
Dave Cincotta
Re: 600-640 Battery Street Motion
John Sanger
Re: 600-640 Battery Street Motion
Jim Hovillion
Re: 560 Haight Street
Judy Berkowitz
Re: 98.086C

C. COMMISSIONERS' QUESTIONS AND MATTERS

Antenore: Request of Zoning Administrator to report back on 1769 Noe Street.

4. Consideration of adoption - draft minutes of 9/17/98, 9/24/98.

ACTION: Approved as drafted
AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

D. DIRECTOR'S REPORT

(1) Recognition of Hillary Gitelman.

5. DIRECTOR'S ANNOUNCEMENTS

None

6. REVIEW OF PAST WEEK'S EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

BOS:

- Mission Bay**BOA: All items were continued to another date****2426 Broderick Street - upheld +5 -0****4444 - 24th Street - upheld +5 -0****E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED**

- 7a. 97.678CBV (ANDRADE)
600 - 640 BATTERY STREET, East side between Pacific Avenue and Jackson Street: Lots 1 & 9 in Assessor's Block 173 - Request under Planning Code Section 271 for Conditional Use Authorization for exception from the bulk limits set forth in Table 270 of the Planning Code in regards to the addition of office space to an existing office building in the C-2 (Community Business) District, the Washington Broadway Special Use District, and the 84-E Height and Bulk District.
(Continued from Regular Meeting of October 1, 1998)
Note: On 10/1/98, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +6 -0. Commissioner Joe was absent.

SPEAKER(S): None
ACTION: Continued to 11/5/98
AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

- 7b. 97.678CBV (ANDRADE)
600 - 640 BATTERY STREET, East side between Pacific Avenue and Jackson Street: Lots 1 & 9 in Assessor's Block 173 - Request under Planning Code Section 321 for authorization to add approximately 99530 square feet of office space to an existing office building in the C-2 (Community Business) District, the Washington Broadway Special Use District, and the 84-E Height and Bulk District.
(Continued from Regular Meeting of October 1, 1998)
Note: On 10/1/98, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +6 -0. Commissioner Joe was absent.

SPEAKER(S): None
ACTION: Continued to 11/5/98
AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

8. 98.595U (ANDRADE)
26-7TH STREET - APPEAL OF DIRECTOR'S DECISION (PER SECTION 1111.7), Lot 1 in Assessor's Block 3702, west side, between Market and Mission Streets; Appeal of the determination by the Director of the Planning Department to disapprove Sign Permit Application No. 9811342, per Planning Code Section 1111.7
(Continued from Regular Meeting of October 8, 1998)
Note: On 10/8/98, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +5 -0. Commissioners Martin and Joe were absent.

SPEAKER(S): None
ACTION: Disapproved
AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills
MOTION No.: 14712

E. REGULAR CALENDAR

9. 96.176C (GREEN)
KING, SECOND, AND THIRD STREETS, AND CHINA BASIN CHANNEL (PACIFIC BELL GIANTS BALL PARK); Assessor's Block 3794, Lots 28, 29 and a portion of Lot 30:---
Consideration of a request to amend a Conditional Use authorized by Planning Commission Motion No. 14418 to include a new children's playground, activity and assembly area, including new elements visible from the exterior of the Pacific Bell Ballpark in an M-2 Use District, 150-X Height and Bulk District, and the Northeast China Basin Special Use District.
(Continued from Regular Meeting of October 8, 1998)

SPEAKER(S): Larry Baer, Stacey Walters, Jack Baer, Rev. Cecil Williams, Bill Rojas, Joe O'Donahue, Jim Green, Peter Okendo, Dennis McKenzie, George Broder, Renae Gutierrez, Louise Byrd, Jeffrey Liebowitz, John Gott, Jennifer Bickers, Sue Peterson, Mary Anne Maniloff, Madeline Korson, Elizabeth Sullivan, Margaret Coleman, Roberta Achtenberg, Walter Johnson, Maruccia Yakoni, Mark Gleason, Walter Terol, Sally Jow, Jeanine D'Amato, Michelle Herrera, Stephanie Moler, Rick Moriano, Labette Refke, Andrea Jones, Sherry Hathaway, James Ream, Louis Spadia, John Ellenthorpe, Peter Osborne, Anne Lanzerati, Leslie Williams, Paul Sherril, Debra Houston, Brandon McKevitt, Harry Parizo, Jim Steir, Joe Boss

ACTION: Approved as amended
AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills
MOTION No.: 14718

10. 98.090R (MONTANA)
AMENDMENTS TO THE MID-MARKET AND YERBA BUENA REDEVELOPMENT PROJECT AREA PRELIMINARY PLANS; Assessor's Block 3705, Lots 9,10, 12,13, 14, 15,17, 18, 33, 38 and 43, and Assessor's Block 3724, Lot 67, comprising the central portion of two City Blocks located between Market and Mission Streets and between 4th and 5th Streets and the entire City Block located between Mission and Minna Streets and between 4th and 5th Streets.
Consideration of a proposed amendment to the Mid-Market and Yerba Buena Center (YBC) Redevelopment Project Area Preliminary Plans and finding of consistency of the proposed amendment with the General Plan, as it is proposed to be amended, and finding of consistency with Section 101.1 of the Planning Code. The proposed Preliminary Plan amendment would expand the boundaries of the YBC Project Area, facilitating the development of the land to be added to the YBC Project Area for mixed use. The purpose of the amendment is to enable the City and Redevelopment Agency to study the appropriateness of using redevelopment powers to facilitate development within the expanded area. The designation of the expanded area under Redevelopment Agency jurisdiction and development of a project would require certification of an EIR, map amendments to Urban Design, Commerce and Industry, and the Downtown elements of the General Plan to partially vacate the Jessie Street right-of-way, to change the current Height and Bulk districts to allow higher buildings, amendment of the YBC Redevelopment Plan and amendment to the YBC Design for Development document, all of which would be the subject of later hearings before the Planning Commission, the Redevelopment Commission and the Board of Supervisors. The site is currently within C-3-R (Downtown Retail) and P (Public) Districts and the following Height and Bulk Districts: 120-X, 160-S and 160-F.

SPEAKER(S): Mark Reiser, Kelly Drumm, Gigi Clad, Sue Hestor
ACTION: Approved as amended
AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

MOTION No.: 14719

11. 98.283C (LIGHT)
500 DIVISADERO STREET, east side, corner of Fell Street; Lot 17A in Assessor's Block 1203:
-- Request for Conditional Use authorization under Section 178(a)(3)(c) of the Planning Code to allow enlargement or intensification of a large fast food restaurant as defined by Section 790.90 of the Planning Code in an NC-2 (Small-Scale Neighborhood Commercial) District in a 40-X Height and Bulk District.
(Continued from Regular Meeting of September 24, 1998)

SPEAKER(S): Greg Hanson, Phillip Dears, Peter Robish, Martha Gowen, Mathew Ezerg, Fred Phillips, Richard Brown, Arnold Claniman, Rev. Arnold Townsend, Victor Ortega, Derf Butler, Kirk Kleinchman, Julianna Richter, Lomar Mejena, Paul McNit, Stan Kernan, Brother Bob Beard, Patricia Vaughey, Cynthia Maruccci, Richard Kay, Judy Kamiski, Denita Kulp, Valerie Hartnell, Jim Houillian, Barbara Singh, Michael Smithwick, Mark Lorenzen, Michael Hellquist, Eric Bishop, Edith Graveman, Nile Lynch, Harry Pariser, Lewis Shaw, Michael Squelynn, Alan Preston, Kayland Fauston, John Beary
ACTION: Motion of Intent to Disapprove
AYES: Antenore, Hills, Joe, Martin, Mills
NOES: Theoharis, Chinchilla

12. 98.361C (SMITH)
749 TAYLOR STREET, west side between Sutter and Bush Streets; Lot 2 in Assessor's Block 282 - Request for Conditional Use Authorization to allow the addition of two tourist rooms to an existing hotel with 20 tourist rooms and 14 residential rooms in a RC-4 (Residential-Commercial Combined, High Density) District, and 65-A Height and Bulk District.
(Continued from Regular Meeting of October 15, 1998)

SPEAKER(S): None
ACTION: Approved
AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills
MOTION No.: 14721

AT APPROXIMATELY 3:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

13. 98.825D (SMITH)
968 MARKET STREET, northwest side between Turk and Taylor Streets, Lot 002 in Assessor's block 0342 -- Request for Discretionary Review of Building Permit Application No. 9814337, proposing to subdivide the existing commercial space into two commercial spaces to be occupied by a luggage store and a coffee shop in a C-3-G (Downtown General Commercial) District.

SPEAKER(S): None
ACTION: No D.R.
AYES: Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

Adjournment: 7:30 p.m.

THE MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON NOVEMBER 12, 1998.

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ADDENDUM

MINUTES OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
OCTOBER 22, 1998
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

A. ITEMS TO BE CONTINUED

98.712U

(ANDRADE)

28 - 2ND STREET - APPEAL OF DIRECTOR'S DECISION (PER SECTION 1111.7): Lot 2 in Assessor's Block 3707, south side, between Market and Stevenson Streets; Appeal of the determination be the Director of the Planning Department to disapprove Sign Permit Application No.9814951, Per Planning Code Section 1111.7.

(Continued from Regular Meeting of October 15, 1998)

(Proposed for Continuance to November 5, 1998)

SPEAKER(S):

None

ACTION:

Continued as proposed

AYES:

Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

98.719U

(ANDRADE)

835 HOWARD STREET - APPEAL OF DIRECTOR'S DECISION (PER SECTION 1111.7): Lot 84 in Assessor's Block 3733A, side, east side between 4th and 5th Streets; Appeal of the determination be the Director of the Planning Department to disapprove Sign Permit Application No.9814681, Per Planning Code Section 1111.7.

(Continued from Regular Meeting of October 15, 1998)

(Proposed for Continuance to November 5, 1998)

SPEAKER(S):

None

ACTION:

Continued as proposed

AYES:

Chinchilla, Theoharis, Antenore, Hills, Joe, Martin, Mills

97.539D

(GORDON)

1578-1588 INDIANA STREET, west side between Cesar Chavez (Army Street) and 26th Streets, Lots 020 and 021 (formerly Lot 016) in Assessor's Block 4318 -- Request for Discretionary Review of Building Permit Application Nos. 9712479 and 9712480, proposing to construct two 12-unit live/work buildings on two vacant sites adjacent to each other in a M-2 (Heavy Industrial) District.

(Continued from Regular Meeting of October 8, 1998)

DISCRETIONARY REVIEW REQUEST HAS BEEN WITHDRAWN



PLANNING DEPARTMENT

City and County of San Francisco

1660 Mission Street

San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION

FAX: 558-6409

ADMINISTRATION

FAX: 558-6426

CURRENT PLANNING/ZONING

FAX: 558-6409

LONG RANGE PLANNING

FAX: 558-6426

NOTICE OF CANCELLATION

PLANNING COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
REGULAR MEETING
THURSDAY,
OCTOBER 29, 1998

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NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for Thursday, October 29, 1998 had been canceled. The next Regular Meeting of the Planning Commission will be held on Thursday, November 5, 1998.

Jonas Ionin
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	HECTOR J. CHINCHILLA
VICE-PRESIDENT	ANITA THEOHARIS
COMMISSIONER	DENNIS A. ANTENORE
COMMISSIONER	RICHARD HILLS
COMMISSIONER	CYNTHIA JOE
COMMISSIONER	LAWRENCE B. MARTIN
COMMISSIONER	BEVERLY J. MILLS
	GERALD GREEN, DIRECTOR OF PLANNING
	ROBERT PASSMORE, ZONING ADMINISTRATOR
	JONAS IONIN, COMMISSION SECRETARY

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 428
War Memorial Building, 401 Van Ness Avenue
Thursday, November 5, 1998
1:30 PM

Regular Meeting

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Hector Chinchilla, President
Anita Theoharis, Vice President
Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills,
Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 15 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6414.

Accessible Meeting Policy

Hearings will be held at the War Memorial Building, while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 7 Haight /Noriega. Accessible MUNI Metro Lines are the J, K, L, M, and N. Accessible curb side parking has been designated at points along McAllister Street. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

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PRESENT: Chinchilla, Antenore, Joe, Martin, Mills, Hills
ABSENT: Theoharis

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.283C (LIGHT)
500 DIVISADERO STREET, east side, corner of Fell Street; Lot 17A in Assessor's Block 1203: -- Request for Conditional Use authorization under Section 178(a)(3)(c) of the Planning Code to allow enlargement or intensification of a large fast food restaurant as defined by Section 790.90 of the Planning Code in an NC-2 (Small-Scale Neighborhood Commercial) District in a 40-X Height and Bulk District.
Note: On October 22, 1998 following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +7-0 +5 to -2.
(Proposed for Continuance to November 12, 1998)

SPEAKER(S) Arnold Kleinman
ACTION: Continued as proposed
AYES: Chinchilla, Antenore, Joe, Martin, Mills, Hills
ABSENT: Theoharis

2. 98.168E (GITELMAN)
2 NOBLES ALLEY - APPEAL OF A PRELIMINARY NEGATIVE DECLARATION. Assessor's Block 0104, Lot 026. The proposed project would demolish an existing single family house, remove three off-street parking spaces, and construct a new four-story building with about 1,000 sq. ft. of ground floor retail space, about 660 sq. ft. of office space, one dwelling unit, and two off-street parking spaces at the corner of Grant Avenue and Nobles Alley.
(Proposed for Continuance to November 12, 1998)

SPEAKER(S) Arnold Kleinman
ACTION: Continued as proposed
AYES: Chinchilla, Antenore, Joe, Martin, Mills, Hills
ABSENT: Theoharis

3. 98.695C (HING)
3989 - 24th STREET, south side near Noe Street, Lot 26 in Assessor's Block 6508. Request for authorization of Conditional Use to modify conditions of approval for a previous authorization (October 22, 1987 Motion No.11174) to establish a Small Fast Food Service in the 24th Street-Noe Valley Neighborhood Commercial District. The proposal would remove the condition granting conditional use only to Bakers of Paris and allow the continuation of an existing Small Self-Service Restaurant (as defined under Section 790.91 of the Planning Code) under new ownership.
(Proposed for Continuance to November 19, 1998)

SPEAKER(S) Arnold Kleinman
ACTION: Continued as proposed
AYES: Chinchilla, Antenore, Joe, Martin, Mills, Hills
ABSENT: Theoharis

4. 97.447E (GLASNER)
500 CALIFORNIA STREET- OMNI SAN FRANCISCO HOTEL. CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT. The project would develop an approximately 362 - room hotel with an 5,000 sq. ft. ground floor restaurant and 1,000 sq.ft. retail space in an existing building that is currently a vacant office structure located at 500 California Street, at the corner of Montgomery Street (Assessor's Block 240, lot 3). About 53,800 sq.ft. would be added to floors 2-17 on the north and west sides of the L-shaped building, and above the roof (but not above the existing parapet), for a total of approximately 257,700 sq.ft. in building area. Two new floors would be created where existing floors with high ceilings would be divided horizontally. The building is recognized by the City to have significant architectural character. The project requires approval under Section 309 for Permit Review in C-3 District and a Permit to Alter for major alterations to a Category I building identified in Article 11 of the City Planning Code. It would also require a conditional use authorization for hotel use in the C-3-0 Zoning District.

NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT EIR ENDED ON MAY 26, 1998.

(Continued from Regular Meeting of October 8, 1998)

(Proposed for Continuance to November 19, 1998)

SPEAKER(S) **Arnold Kleinman**
ACTION: **Continued as proposed**
AYES: **Chinchilla, Antenore, Joe, Martin, Mills, Hills**
ABSENT: **Theoharis**

- 5a. 97.447H (KOMETANI)
500 CALIFORNIA STREET- OMNI SAN FRANCISCO HOTEL, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for a Permit to Alter pursuant to Article 11 of the Planning Code to rehabilitate the base of the building, create new window openings at cornice level and sash replacement. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk District.
(Continued from Regular Meeting of October 8, 1998)
(Proposed for Continuance to November 19, 1998)

SPEAKER(S) **Arnold Kleinman**
ACTION: **Continued as proposed**
AYES: **Chinchilla, Antenore, Joe, Martin, Mills, Hills**
ABSENT: **Theoharis**

- 5b. 97.447X (NIXON)
500 CALIFORNIA STREET - OMNI SAN FRANCISCO HOTEL, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240-- Request for Determination of Compliance and Exceptions as permitted under Section 309 of the Planning Code from a requirement to provide two on-site tour bus loading spaces for the creation of a 17-story hotel. The project site is in a C-3-O (Downtown Office) District and a 300-S Height and Bulk district. The project includes the transfer of approximately 43,600 square feet of floor area to the vacant office building. An addition would be constructed at the rear of the building (not abutting public streets). The project would contain approximately 234,450 square feet of hotel (approximately 362 rooms); approximately 9,940 square feet of restaurant, retail, circulation and off-street freight loading; approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space.
(Continued from Regular Meeting of October 8, 1998)
(Proposed for Continuance to November 19, 1998)

SPEAKER(S) **Arnold Kleinman**
ACTION: **Continued as proposed**
AYES: **Chinchilla, Antenore, Joe, Martin, Mills, Hills**
ABSENT: **Theoharis**

- 5c. 97.447C (NIXON)
500 CALIFORNIA STREET- OMNI SAN FRANCISCO HOTEL, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for Conditional Use Authorization under Section 216 (b) of the Planning Code to create a hotel with approximately 362 rooms. Approximately 43,600 square feet of floor area would be transferred to the site resulting in a project containing approximately 234,450 square feet of hotel area, 9,940 square feet of retail area, loading, restaurant, and circulation area, plus approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk District.
 (Continued from Regular Meeting of October 8, 1998)
(Proposed for Continuance to November 19, 1998)

SPEAKER(S) **Arnold Kleinman**
 ACTION: **Continued as proposed**
 AYES: **Chinchilla, Antenore, Joe, Martin, Mills, Hills**
 ABSENT: **Theoharis**

6. 97.642E (KALAHAR)
HUNTERS POINT POLICE HELICOPTER LANDING PAD, Appeal of a Preliminary Negative Declaration for proposed new construction of a 70,000 square-foot paved helicopter take-off and landing pad for the San Francisco Police Department on a vacant lot at the former Hunters Point Naval Shipyard facility. The helicopter landing pad would be approximately 280 feet by 250 feet in area and located at the southeastern corner of Manseau and Hussey Streets.
 (Continued from Regular Meeting of October 15, 1998)
(Appeal has been Withdrawn)

SPEAKER(S) **None**
 ACTION: **None**

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): **Patricia Vaughey**
 Re: Quality Control at the Planning Department
 Jeremy Paul
 Re: 560 Haight Street - Case No. 98.704CV
 Emeric Kalman
 Re: Sunshine Ordinance

Christine Linnenbacht
Re: 21, 29, 39 Villa Terrace - Case No. 98.874D

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of adoption - draft minutes of 10/1/98; 10/8/98; and 10/15/98.

ACTION: Approved as corrected
AYES: Chinchilla, Antenore, Joe, Martin, Mills, Hills
ABSENT: Theoharis

D. DIRECTOR'S REPORT

8. Director's Announcements

- Items #15 and 16 on Calendar
- Signs on contributory buildings and their withdrawal
- Civic Center Plaza update

9. Review of Past Week's Events at the Board of Supervisors & Board of Appeals

B of S:

Passmore:

- Approved amendments to the retail coffee and take out food service legislation with some modifications
- Recommend approval of Inner Sunset moratorium on alcohol
- Adoption of interim control - Mission Prohibition on massage parlors

B of A:

Passmore:

- Scott Chandler - 1769 Noe Street and condition of approval, BPA has been approved and issued. Mr. Chandler appealed the BPA to the B.A., but the plans had since been modified.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

- 10a. 97.678CBV (ANDRADE)
600 - 640 BATTERY STREET, East side between Pacific Avenue and Jackson Street: Lots 1 & 9 in Assessor's Block 173 - Request under Planning Code Section 271 for Conditional Use Authorization for exception from the bulk limits set forth in Table 270 of the Planning Code in regards to the addition of office space to an existing office building in the C-2 (Community Business) District, the Washington Broadway Special Use District, and the 84-E Height and Bulk District.

Note: On 10/1/98, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +6 to 0. Commissioner Joe was absent.

(Continued from Regular Meeting of October 22, 1998)

SPEAKER(S) None
ACTION: Continued to 11/12/98
AYES: Chinchilla, Antenore, Joe, Martin, Mills, Hills
ABSENT: Theoharis

- 10b. 97.678CBV (ANDRADE)
600 - 640 BATTERY STREET, East side between Pacific Avenue and Jackson Street: Lots 1 & 9 in Assessor's Block 173 - Request under Planning Code Section 321 for authorization to add approximately 99530 square feet of office space to an existing office building in the C-2 (Community Business) District, the Washington Broadway Special Use District, and the 84-E Height and Bulk District.

Note: On 10/1/98, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +6 to 0. Commissioner Joe was absent.

(Continued from Regular Meeting of October 22, 1998)

SPEAKER(S) None
 ACTION: Continued to 11/12/98
 AYES: Chinchilla, Antenore, Joe, Martin, Mills, Hills
 ABSENT: Theoharis

F. REGULAR CALENDAR

11. 97.850E (NISHIMURA)
631 FOLSOM STREET- CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT, south side, between 2nd and Hawthorne Streets; Lot 80 in Assessor's Block 3750; within the C-3-S (Downtown Support) District and a 200-S Height and Bulk District. The proposed project is new construction of an eight-story, 104-foot tall, approximately 242,000 gross square-foot building with approximately 160,700 square feet of office space and approximately 3,100 square feet of ground floor retail space on an approximate 34,375 square-foot lot, after minor adjustment of the lot's west property line. As part of the project, the building would contain up to 155 valet parking spaces within a two-level subterranean garage with access by way of a driveway off of Hawthorne Street, between Folsom and Harrison Streets. In addition, the project would provide publicly accessible open space on the northwest corner of the project site. The project would require review and approval by the Planning Commission pursuant to Planning Code Sections 309 (Permit Review in C-3 Districts) and 321 (Office Development: annual Limit).

[Note: Public comment and testimony is NOT taken by the Planning Commission on hearings for certification of Final Environmental Impact Reports. Public comment on this issue may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.]

SPEAKER(S) None
 ACTION: Approved
 AYES: Chinchilla, Antenore, Joe, Martin, Mills, Hills
 ABSENT: Theoharis
 MOTION No.: 14723

12. 98.563ET (ROSETTER)
RESIDENTIAL AWNING AMENDMENT: Consideration of a proposal to amend Planning Code Sections 136 and 606 to allow awnings, marquees and canopies as permitted obstructions over sidewalks and in required open spaces in residential districts in the same manner as in non-residential districts, except that the feature shall not be backlit and its signage may display only the name, logo and address of the business in the building. Testimony and Commission consideration could result in recommendations of minor revisions.

(Continued from Regular Meeting of September 24, 1998)

SPEAKER(S) None
 ACTION: Continued to 1/7/99
 AYES: Chinchilla, Antenore, Joe, Martin, Mills, Hills
 ABSENT: Theoharis

13. 97.834E (NISHIMURA)
1800 MARKET STREET, THE LESBIAN, GAY, BISEXUAL, TRANSGENDER COMMUNITY CENTER - CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT, 1800-14 Market Street, northwest corner of Market, Waller and Octavia Streets; Lot 14 in Assessor's Block 871; within an NC-3 (Moderate-Scale Neighborhood Commercial) District and an 80-A Height and Bulk District. The project is the rehabilitation and use of the vacant, historic Carmel Fallon Building as part of the proposed Lesbian, Gay, Bisexual, Transgender Community Center and construction of a new adjoining five-story, approximately 65-foot tall, approximately 34,400 square-foot building on a vacant portion of the project site on the west side of the Carmel Fallon Building, for a total of approximately 41,000 square feet of floor area for the proposed Lesbian, Gay, Bisexual, Transgender Community Center on an approximately 11,000 square-foot, triangular-shaped lot. The Community Center would contain meeting rooms, social spaces, a cafe, an auditorium with a seating capacity of up to 250 persons, a reading room with exhibit space, retail space, child care, and ancillary office space. Previous uses of the existing building and project site were two dwelling units over retail uses, a private social club and a used car sales lot.
 [Note: Public comment and testimony is NOT taken by the Planning Commission on hearings for certification of Final Environmental Impact Reports. Public comment on this issue may be presented to the Planning Commission during the Public Comment portion of the Commission calendar.]

SPEAKER(S) None
 ACTION: Approved
 AYES: Chinchilla, Antenore, Joe, Martin, Mills, Hills
 ABSENT: Theoharis
 MOTION No.: 14724

- 14a. 97.834CV (GORDON)
1800 MARKET STREET, THE LESBIAN, GAY, BISEXUAL, TRANSGENDER COMMUNITY CENTER, northwest corner of Market, Octavia and Waller Streets, Lot 14 in Assessor's Block 871 --Request for a Conditional Use Authorization (1) to convert second and third story dwelling units to an Other Institution, Large, use operated by a non-profit corporation per Planning Code Sections 712.38 and 790.84, (2) to create development on a lot exceeding 10,000 square-feet per Planning Code Sections 712.11, 121.1 and 790.56, (3) to establish a non-residential use larger than 6,000 square-feet in size per Planning Code Sections 712.21, 121.2(a) and 790.130, and (4) to seek an exception to the bulk limits (for the fourth floor only) per Planning Code Section 271(c), within a NC-3 (Moderate-Scale Neighborhood Commercial) District and an 80-A Height and Bulk District.

SPEAKER(S) Peter Fow, S. Jane Cee
 ACTION: Approved
 AYES: Chinchilla, Antenore, Joe, Martin, Mills, Hills
 ABSENT: Theoharis
 MOTION No.: 14725

- 14b. 97.834CV (GORDON)
1800 MARKET STREET, THE LESBIAN, GAY, BISEXUAL, TRANSGENDER COMMUNITY CENTER, northwest corner of Market, Octavia and Waller Streets, Lot 14 in Assessor's Block 871 in a NC-3 (Moderate-Scale Neighborhood Commercial) District and an 80-A Height and Bulk District.

SPEAKER(S) Peter Fow, S. Jane Cee
 ACTION: Public Hearing Closed, matter taken under advisement.
 AYES: Chinchilla, Antenore, Joe, Martin, Mills, Hills
 ABSENT: Theoharis

15. 98.712U (ANDRADE)
28 - 2ND STREET - APPEAL OF DIRECTOR'S DECISION (PER SECTION 1111.7); Lot 2 in Assessor's Block 3707, south side, between Market and Stevenson Streets; Appeal of the determination be the Director of the Planning Department to disapprove Sign Permit Application No.9814951, Per Planning Code Section 1111.7.
(Continued from Regular Meeting of October 22, 1998)
(Appeal has been withdrawn)
16. 98.719U (ANDRADE)
835 HOWARD STREET - APPEAL OF DIRECTOR'S DECISION (PER SECTION 1111.7); Lot 84 in Assessor's Block 3733A, side, east side between 4th and 5th Streets; Appeal of the determination be the Director of the Planning Department to disapprove Sign Permit Application No.9814681, Per Planning Code Section 1111.7.
(Continued from Regular Meeting of October 22, 1998)
(Appeal has been withdrawn)
17. 98.323C (BILLOVITS)
2001 UNION STREET; Lot 24 in Assessor's Block 541 -- Request for a Conditional Use Authorization [per Planning Code Sections 121.2 and 186.1(c)(3)] to establish a single-tenant retail use (Border's Books, Music, Cafe) of about 19,400 square-feet on the first and second floors of an existing building, and convert an existing full-service restaurant to a small self-service restaurant in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of October 1, 1998)

SPEAKER(S)

Ronald Lee Harris, Brian Eage, Pam Lent, Jossette King, Marvin Benard, Rick Ellis, Neil Soffman, Doug Kelly, Allison West, Tony Stagle, David Blair, Jean-Marie Doller, James Kindret, Christopher Delgatto, Amy Blakeman, Joan Powell, Leslie Leonhardt, Dennis Beckman, Sue Danielson, David Hughes, Louise Renae, Larry Murray, Joseph Kisel, Pat Christensen, Scott Hauge, Tom Berkou, Tom Fezekus, Amanda Cotton, Gloria White, Don Moorehead, Jen Larsen, Bill Petricelli, Edward McDonald, Anne Harvey, Lind Allen, Mary Weingarden, Katy Gower, Ted Hersberg, Paul Yamazaki, Clay Mankin, Mary Anne Davidson, March Rector, Pat Nathy, Patricia Vaughney, Serena Bordeaux, Paul Fagan, Jeff Koren, John Schlemmer, Robert Brown, Harry Collins, Sue Bosso, Alexis Arrow, Alan Wall

ACTION:

Motion of intent to disapprove

AYES:

Chinchilla, Antenore, Joe, Martin, Mills, Hills

ABSENT:

Theoharis

Adjournment: 6:30 P.M.

DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF PLANNING COMMISSION ON THURSDAY, NOVEMBER 19, 1998

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 428
War Memorial Building, 401 Van Ness Avenue
Thursday, November 12, 1998
1:30 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 21 1999

SAN FRANCISCO
PUBLIC LIBRARY

Hector Chinchilla, President
Anita Theoharis, Vice President

Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills,
Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 15 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6414.

Accessible Meeting Policy

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Attention: *Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin.. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.*

PRESENT: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills

ABSENT: Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:45 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Hillary Gitelman, Delvin Washington, Mark Paez, Lou Andrade, David Lindsay, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.816D (WASHINGTON)
489 DOUGLASS STREET, east side between 20th and 21st Streets, Lot 025 in Assessor's Block 2749 - Request for Discretionary Review of Building Permit Application No. 9813873, proposing to revise two previously approved decks located on the rear elevation of a two-unit building presently under construction in a RH-2 (House, Two-Family) District.
(Proposed for Continuance to November 19, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
ABSENT: Martin

2. 98.135H (KOMETANI)
1 MARKET STREET, south side between Steuart and Spear and Streets, Lot 6 in Assessor's Block 3713 - Request for Determination of Compliance and Exceptions under Planning Code Section 309; and Authorization under Section 321, to add approximately 60,000 square feet of office space to an existing building in the C-3-O (Downtown Office) District and the 150-X - 200-S Height and Bulk District. The new floor area will be the result of seismic upgrading and the infilling of two existing, multi-story, light courts in the building interior.
(Proposed for Continuance to November 19 December 3, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
ABSENT: Martin

3. 98.135BX (ANDRADE)
1 MARKET STREET, south side between Steuart and Spear and Streets, Lot 6 in Assessor's Block 3713 - Request for Determination of Compliance and Exceptions under Planning Code Section 309; and Authorization under Section 321, to add approximately 60,000 square feet of office space to an existing building in the C-3-O (Downtown Office) District and the 150-X - 200-S Height and Bulk District. The new floor area will be the result of seismic upgrading and the infilling of two existing, multi-story, light courts in the building interior.
(Proposed for Continuance to November 19 December 3, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
ABSENT: Martin

4. 98.809C (KEYLON)
2161 SUTTER STREET, south side between Pierce and Steiner Street, Lot 5 in Assessor's Block 682 - Request for Conditional Use Authorization to establish an 18-bed residential care facility (defined by Planning Code Section 790.50 as Other Institution, Large) for ambulatory mentally disordered adults in an NC-2 (Small-Scale Neighborhood Commercial) District within a 50-X Height and Bulk District.
(Proposed for Continuance to December 10, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
ABSENT: Martin

5. 98.619C (BEATTY)
1912-1914 LOMBARD STREET, Lot 4 in Assessor's Block 493, north side between Buchanan and Webster Streets -- Request for Conditional Use authorization under Planning Code Section 712.54 to add massage services to an existing tanning salon in an NC-3 (Neighborhood Commercial, Moderate Scale) District and a 40-X Height and Bulk District.
(Proposal has been Withdrawn)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

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- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): James Rosenfield
Re: 2301 Market Street
Patricia Vaughney
Re: Continued Items should be announced at least 24 to 48 hours in advance.

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of adoption - draft minutes of 10/22/98.

ACTION: Approved
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
ABSENT: Martin

D. DIRECTOR'S REPORT

7. Director's Announcements

None

8. Review of Past Week's Events at the Board of Supervisors & Board of Appeals

- **2218 - 48th Avenue (Item 14 on Draft 11/19 calendar)**

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

9a. 97.678CBV (ANDRADE)

600 - 640 BATTERY STREET, East side between Pacific Avenue and Jackson Street: Lots 1 & 9 in Assessor's Block 173 - Request under Planning Code Section 271 for Conditional Use Authorization for exception from the bulk limits set forth in Table 270 of the Planning Code in regards to the addition of office space to an existing office building in the C-2 (Community Business) District, the Washington Broadway Special Use District, and the 84-E Height and Bulk District.

Note: On 10/1/98, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +6 to 0. Commissioner Joe was absent.

(Continued from Regular Meeting of November 5, 1998)

SPEAKER(S):	None
ACTION:	Approved
AYES:	Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
ABSENT:	Martin
MOTION No.:	14726

9b. 97.678CBV (ANDRADE)

600 - 640 BATTERY STREET, East side between Pacific Avenue and Jackson Street: Lots 1 & 9 in Assessor's Block 173 - Request under Planning Code Section 321 for authorization to add approximately 99530 square feet of office space to an existing office building in the C-2 (Community Business) District, the Washington Broadway Special Use District, and the 84-E Height and Bulk District.

Note: On 10/1/98, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote +6 to 0. Commissioner Joe was absent.

(Continued from Regular Meeting of November 5, 1998)

SPEAKER(S):	None
ACTION:	Approved
AYES:	Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
ABSENT:	Martin
MOTION No.:	14727

10. 98.283C (LIGHT)

500 DIVISADERO STREET, east side, corner of Fell Street; Lot 17A in Assessor's Block 1203: - Request for Conditional Use authorization under Section 178(a)(3)(c) of the Planning Code to allow enlargement or intensification of a large fast food restaurant as defined by Section 790.90 of the Planning Code in an NC-2 (Small-Scale Neighborhood Commercial) District in a 40-X Height and Bulk District.

Note: On October 22, 1998 following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +5 to 2.

(Continued from Regular Meeting of November 5, 1998)

SPEAKER(S): None
ACTION: Continued to 11/19/98
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
ABSENT: Martin

F. REGULAR CALENDAR

11. 98.168E (GITELMAN)
2 NOBLES ALLEY - APPEAL OF A PRELIMINARY NEGATIVE DECLARATION. Assessor's Block 0104, Lot 026. The proposed project would demolish an existing single family house, remove three off-street parking spaces, and construct a new four-story building with about 1,000 sq. ft. of ground floor retail space, about 660 sq. ft. of office space, one dwelling unit, and two off-street parking spaces at the corner of Grant Avenue and Nobles Alley.
 (Continued from Regular Meeting of November 5, 1998)
- SPEAKER(S):** Mark Bruno, Joe Luttrell, Li Chang Jiang, Nan Roth, Wai Ching Kwan, Kelly Drumm, Joe Butler, Mike Garavaglia, Carleton Forsman, Anne Bloomfield
ACTION: Approved as Amended
AYES: Chinchilla, Theoharis, Joe, Mills, Hills
NOES: Antenore, Joe
ABSENT: Martin
MOTION No.: 14729
12. 97.210A (PAEZ)
1701 19TH AVENUE, bound by Lawton Street on the north, 19th Avenue on the east and 20th Avenue on the west, the northern portion of Assessor's Block 1924, Lot 3, the former Shriners Hospital, Landmark No. 221: Request for a Certificate of Appropriateness for the adaptive reuse, rehabilitation and expansion of the northern portion of the former hospital to accommodate a 110 unit Assisted Care Living Facility for seniors. The property is within an RH-2 (House, Two-Family) Zoning District and is a 40-X Height and Bulk District.
- SPEAKER(S):** None
ACTION: Motion of Intent to Approve Resolution
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
ABSENT: Martin
13. 97.210C (WASHINGTON)
1701 19TH AVENUE, Lot 003 in Assessor's Block 1924, bounded by Lawton Street to the north, and Norelga Street to the south. - Request for a Planned Unit Development and a Conditional Use authorization under Section 303 and 304 of the Planning Code relating to the subdivision of Lot 3 of Assessor's Block 1924 into two lots and the re-subdivision of the newly created lot at the southern portion of this site into 41 lots to accommodate the construction of 41 duplexes that will subsequently be subdivided creating 82 condominiums thereon. This proposal will involve the demolition of that portion of Shriners hospital not designated an historical landmark. Request for a Planned Unit Development and Conditional Use approval to deviate from the required minimum lot size (Sec.121), front setback (Sec.132) and rear (Sec.134) setback requirements. This property is located within the RH-2 (House, Two-Family) District with a 40-X height and bulk designation.

This proposal involves the subdivision of Lot 3 of Assessor's Block 1924 into two lots, and

the re-subdivision of the newly created lot at the southern portion of the site into 41 lots, to accommodate the construction of 41 duplexes that will subsequently be subdivided into 82 condominiums thereon. This proposal will involve the demolition of the non contributory portion of Shriners hospital that will be located on the new southern parcel.

SPEAKER(S): None
ACTION: Motion of Intent to Approve Resolution
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
ABSENT: Martin

14. 98.762C (WASHINGTON)
1651 19TH AVENUE, Lot 003 in Assessor's Block 1924, bounded by Lawton Street to the north, and Noreiga Street to the south. - Request for a Planned Unit Development and a Conditional Use authorization under Section 303 and 304 of the Planning Code relating to the subdivision of Lot 3 of assessor's block 1924 into two lots. The development of the north parcel including the landmark Shriners hospital will be adaptively re-used, with a new 67,000 square foot four-story wing, to accommodate a 120 unit senior assisted living facility (group housing). The request for a planned unit development and conditional use authorization are to deviate from the off-street parking (Sec.151), and rear yard (Sec.134) requirements. This property is located within the RH-2 (House, Two-Family) District with a 40-X height and bulk designation.

This proposal involves the subdivision of Lot 3 of Assessor's Block 1924 into two lots. The development of the north parcel including the landmark Shriners hospital will be adaptively re-used, with a new 67,000 square foot four-story wing functioning as a 120 unit senior assisted living facility. This property is located within the RH-2 (House, Two-Family) District with a 40-X Height and Bulk Designation.

SPEAKER(S): Tom Seargent, Alice Barkley, Mark Duffett, David Bauman, Dee Dee Workman, Helen Sandt, Sharon Solomon, Margaret Daly, Marianne Carr, Anna Henry, Anthony Piazza, Tom Burkhardt, Lloyd Schlegel, Vito Corsella, Matt Sullivan, Mary Anne Miller, Henny Jensen
ACTION: Motion of Intent to Approve Resolution
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
ABSENT: Martin

15. 98.584C (LIGHT)
2507 PINE STREET AND 1851 PIERCE STREET, at the southwest corner of Pine and Pierce Streets, Lots 1 and 2 of Assessor's Block 657 - Request for Conditional Use authorization under Sections 304, 209.1(g), 209.2 (b) and 209.3(f) of the Planning Code to allow a Planned Unit Development, 19-unit residential facility, group housing facility, child day care center, and receive relief from Planning Code requirements for off-street parking (Section 151), required rear yard (Section 123(a)2), and minimum exposure to an open area (Section 140(a)2) in RH-2 (Residential, House, Two-Family) Zoning District, and 40-X Height and Bulk District.

The Proposal for: (1) The merger and re-subdivision of the existing lots into two lots. (2) The demolition of the existing one-story, 3,455 square-foot concrete building at 1851 Pierce Street (herein "Leonard Hall"). (3) The adaptive reuse of the two-story 23,068 square-foot unreinforced masonry building at 2507 Pine Street (herein "Rose Court"). A third floor and a small two-story extension to the southern end of the existing Rose Court building will be added. Upon completion, the renovated Rose Court building will have approximately 38,600 square-foot, with 19 dwelling units (including the manager's unit), common areas for the residents, an infant/toddler care center for 49 infants/toddlers, and 14 off-street parking

spaces. This project component will occupy Lot A, being the current Lot 2 and portion of Lot 1. (4) The construction of a new three-story, approximately 18,212 square-foot, 16-bedroom convent for the Sisters of St. Dominic with seven off-street parking spaces, and a 478 square-foot chapel. The proposed convent will be constructed at Lot B, being the currently vacant western portion of Lot 1.

SPEAKER(S): Alice Barkley, Sister Catherine De Bacht, David Bauman, Valerie Street, Wayne Woods, Victoria Woods, Victoria Winston, Sisten Anne Gretain, Hans Baldorff, Connie Shanahan, Laura Lambert, Anne Heller, Steven Filan, Courtney Clarkson, Mary Anne Baer, Roy Leggitt, Patricia Vaughey, Lloyd Schleigal
ACTION: Approved as Amended
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
ABSENT: Martin
MOTION No.: 14728

16. 98.387C (ALVIN)
425 FOLSOM STREET, south side of Folsom Street, between Fremont and 1st Streets, lot 29 in Assessor's Block 3748: Request for a Conditional Use authorization to establish a compressed natural gas (CNG) facility and emergency staging area on a portion of a lot which is currently used as vehicle storage for the Pacific Gas & Electric Company and is adjacent to a PG&E sub-station, per Section 209.6(b) of the Planning Code, within the RC-4 (Residential-Commercial Combined Districts, High Density) and 200-R Height and Bulk District.
 (Continued from Regular Meeting of November 5, 1998)

The Proposal is to construct a gas utility installation in an RC-4 Zoning District. The site is approximately 10,500 square feet. The CNG facility will occupy approximately 30% of the site. The facility would consist of a partially screened and landscaped pumping apparatus near the front of the lot and screened fuel tanks at the rear. The remaining lot will function as vehicle storage and emergency staging area for the PG&E.

SPEAKER(S): None
ACTION: Continued to 12/3/98
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
ABSENT: Martin

G. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

17. 98.118D (GORDON)
175 LANGTON STREET/370-378 7TH STREET, through lot fronting Langton and 7th Streets between Harrison and Folsom Streets, Lot 013 in Assessor's Block 3755 - Request for Discretionary Review of Building Permit Application Nos. 9803163 and 9803164, proposing to demolish two existing buildings and construct one 12-unit live/work building and one 6-unit live/work building in a SLR (Service/Light Industrial/Residential Mixed Use) District.

SPEAKER(S): Ash Taho, Jack O'Brien, John Wood, George Soulder, Sue Hestor, Lloyd Schleigal, Alice Barkley, Joe O'Donoghue
ACTION: No D. R.
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills
ABSENT: Martin, Hills

18. 98.633D/DD (FALLAY)
5 VICKSBURG STREET, east side between 22nd and 23rd Streets, Lot 031 in Assessor's Block 3628 - Request for Discretionary Review of Building Permit Application No. 9806657, proposing to construct a deck extension at the rear of the existing three-story, three-family dwelling in a RH-2 (House, Two-Family) District.

SPEAKER(S): Marvin Hollis, Wolfgang Rosenburg, Claire Pilcher, Scott Ticer, Joe O'Donoghue, Mark Brown, Sarah How, Cindy Owens, Susan Spencer, Joyce Montenai, Lilly Hollis, Mary Stimler, Andrice Arp, Elizabeth Ann Gracen, Sandra Stribott, Donna Fisher, Richard Robertson
ACTION: Take D.R.
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills
ABSENT: Martin, Hills

19. 98.874D (FALLAY)
21, 29, AND 39 VILLA TERRACE, east side between Twin Peaks Boulevard and Clayton Street, Lots 009, 010 and 012 in Assessor's Block 2661 - Request for Discretionary Review of Building Permit Application Nos. 9812719, 9812720 and 9812721, proposing to construct a three-story, single-family dwelling on each of the three newly created lots in a RH-1 (House, One-Family) District.

SPEAKER(S): Steve Williams, Nancy Hogan, Sandra Christensen, Vince Mullins, Adeline Mullins, Marty Sherwa, Christina Linnenbach, Brett Gladstone, Doug Shaw
ACTION: Continued to 1/7/99
AYES: Chinchilla, Antenore, Mills
NOES: Theoharis, Joe
ABSENT: Martin, Hills

Adjournment: 8:30 PM

DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF PLANNING COMMISSION ON THURSDAY, DECEMBER 3, 1998

ADDENDUM

NOTICE OF MEETING AND CALENDAR

OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY

November 12, 1998
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

A. ITEMS TO BE CONTINUED

These items should follow item #3 on the 1:30 p.m. calendar

98.040E (NAVARRETE)
2130 HARRISON STREET: APPEAL OF A PRELIMINARY NEGATIVE DECLARATION - To construct a 50-foot-high four-story building that would contain a total 26 live/work units plus retail space at Assessor's Block 3573, Lot 25. The site presently contains an approximately 5,800 square foot, two story vacant building and an approximately 1,300 square foot former motorcycle repair shop, which would both be demolished. The proposed building would be approximately 53,800 square feet and would contain 26 live/work units in three stories, including two mezzanine levels, and approximately 1,500 square feet of ground floor retail space. There would be 27 ground level parking spaces, with access on Harrison Street. The project site is located in an M-1 (Light Industrial) Zoning District and a 50-X Height and Bulk District, and is also in the Northeast Mission Industrial Zone (NEMIZ) and the Mission District Industrial Protection Zone (IPZ).
(Proposed for Continuance to November 19, 1998)

SPEAKER(S):	None
ACTION:	Continued as proposed
AYES:	Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
ABSENT:	Martin

98.040D (BANALES)
2130 HARRISON STREET, west side between 17th and 18th Streets, Lot 025 in Assessor's Block 3573 -- Request for Discretionary Review of Building Permit Application Nos. 9801527S and 9801529, proposing to demolish two existing buildings and construct a 26-unit live/work building with 27 off-street parking spaces in a M-1 (Light Industrial) District.
(Proposed for Continuance to November 19, 1998)

SPEAKER(S):	None
ACTION:	Continued as proposed
AYES:	Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
ABSENT:	Martin

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 428
War Memorial Building, 401 Van Ness Avenue
Thursday, November 19, 1998
1:30 PM

Regular Meeting

DOCUMENTS DEPT.

SEP 21 1999

Hector Chinchilla, President
Anita Theoharis, Vice President

SAN FRANCISCO
PUBLIC LIBRARY

Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills,
Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 15 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6414.

Accessible Meeting Policy

Hearings will be held at the War Memorial Building, while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 7 Haight /Noriega. Accessible MUNI Metro Lines are the J, K, L, M, and N. Accessible curb side parking has been designated at points along McAllister Street. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: *Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin.. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.*

PRESENT: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills
ABSENT: None

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:45 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Neil Hart, Hillary Gitelman, Alice Glasner, Fred Reidel, Jonathan Purvis, Grace Hing, Jim Nixon, Michael Kometani, Paul Maltzer, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.360C (LIGHT)
745 CLEMENT STREET, south side, corner of 9th Avenue; Lots 31 and 31A in Assessor's Block 1440: -- Request for Conditional Use authorization to allow the conversion of a former movie theatre use to retail, business, and professional service uses under Planning Code Section 716.11 for developments with lot sizes of 5,000 square feet or more, under Section 716.21 for non-residential use sizes of 2,500 square feet or more, under Section 716.40 for retail uses on the second floor, and under Section 716.53 for business or professional services on the second floor, in the Inner Clement Neighborhood Commercial District and a 40-X Height and Bulk District.

(Proposed for Continuance to December 10, 1998)

SPEAKER(S) None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

2. 98.086C (MILLER)
3006 26TH STREET, northwest corner at Florida Street, Lot 17 in Assessor's Block 4272 -- Request for authorization of a **CONDITIONAL USE** for **EXPANSION** of a **RESIDENTIAL CARE FACILITY** from 16 to 26 residents in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

(Proposed for Continuance to December 10, 1998)

SPEAKER(S) None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

3. 98.484DDDD (LI)
63-67 GLOVER STREET, south side between Jones and Leavenworth Streets, Lot 032 in Assessor's Block 0151 -- Request for Discretionary Review of Building Permit Application No. 9805327, proposing to merge three dwelling units into one single-family dwelling in a RH-2 (House, Two-Family) District.

(Continued from Regular Meeting of October 15, 1998)

(Proposed for Continuance to January 7, 1999)

SPEAKER(S) None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

4. 98.808D (PEPPER)
425 DIVISADERO STREET, northwest corner between Fell and Oak Streets, Lot 016 in Assessor's Block 1215 -- Request for Discretionary Review of Building Permit Application No. 9804068, proposing to add a new Wells Fargo Express ATM alcove in a NC-2 (Small-Scale Neighborhood Commercial) District.

(Discretionary Review has been Withdrawn)

SPEAKER(S) None
ACTION: None

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): Emily O'Rourke
 Re: University Club
 Anne Ronce
 Re: University Club
 Collen Hallisy
 Re: University Club
 Debra Blackburn
 Re: University Club
 Debra Byrne
 Re: University Club
 Chris VerPlanck
 Re: An invitation to the Architectural Design Symposium

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of adoption - draft minutes of 11/5/98.

SPEAKER(S) None
ACTION: Approved
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

D. DIRECTOR'S REPORT

6. Director's Announcements
- None
7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals
- ABC License moratorium in the Inner Sunset
 - 214 Granville (Emeric Kalman)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

8. 98.695C (HING)
3989 24th STREET, south side near Noe Street, Lot 26 in Assessor's Block 6508. Request for authorization of Conditional Use to modify conditions of approval for a previous authorization (October 22, 1987 Motion No.11174) to establish a Small Fast Food Service in the 24th Street-Noe Valley Neighborhood Commercial District. The proposal would remove the condition granting conditional use only to Bakers of Paris and allow the continuation of an existing Small Self-Service Restaurant (as defined under Section 790.91 of the Planning Code) under new ownership.

Note: On October 15, 1998 following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +5 to -2.

(Continued from Regular Meeting of November 5, 1998)

SPEAKER(S)	None
ACTION:	Approved as Amended
AYES:	Chinchilla, Theoharis, Antenore, Joe, Martin, Mills
NAYES:	Hills
ABSENT:	None
MOTION No.:	14730

9. 98.283C (LIGHT)
500 DIVISADERO STREET, east side, corner of Fell Street; Lot 17A in Assessor's Block 1203: - Request for Conditional Use authorization under Section 178(a)(3)(c) of the Planning Code to allow enlargement or intensification of a large fast food restaurant as defined by Section 790.90 of the Planning Code in an NC-2 (Small-Scale Neighborhood Commercial) District in a 40-X Height and Bulk District.

Note: On October 22, 1998 following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +5 to -2.

(Continued from Regular Meeting of November 12, 1998)

SPEAKER(S)	None
ACTION:	Approved as Amended
AYES:	Chinchilla, Antenore, Joe, Martin, Mills, Hills
NAYES:	Theoharis
ABSENT:	None
MOTION No.:	14731

F. REGULAR CALENDAR

10. 97.447E (GLASNER)
500 CALIFORNIA STREET - OMNI SAN FRANCISCO HOTEL, CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT. The project would develop an approximately 362 - room hotel with an 5,000 sq. ft. ground floor restaurant and 1,000 sq.ft. retail space in an existing building that is currently a vacant office structure located at 500 California Street, at the corner of Montgomery Street (Assessor's Block 240, lot 3). About 53,800 sq.ft. would be added to floors 2-17 on the north and west sides of the L-shaped building, and above the roof (but not above the existing parapet), for a total of approximately 257,700 sq.ft. in building area. Two new floors would be created where existing floors with high ceilings would be divided horizontally. The building is recognized by the City to have significant architectural character. The project requires approval under Section 309 for Permit Review in C-3 District and a Permit to Alter for major alterations to a Category I building identified in Article 11 of the City Planning Code. It would also require a conditional use authorization for hotel use in the C-3-0 Zoning District.

NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT

PERIOD FOR THE DRAFT EIR ENDED ON MAY 26, 1998.

(Continued from Regular Meeting of November 5, 1998)

SPEAKER(S) None
ACTION: Approved
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills
NAYES: None
ABSENT: None
MOTION No.: 14733

- 11a. 97.447H (KOMETANI)
500 CALIFORNIA STREET - OMNI SAN FRANCISCO HOTEL, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for a Permit to Alter pursuant to Article 11 of the Planning Code to rehabilitate the base of the building, create new window openings at cornice level and sash replacement. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk District.
 (Continued from Regular Meeting of November 5, 1998)

SPEAKER(S) Terrence P. Gogan, Marie Zellar, Mike Casey, Gene Valla
ACTION: Approved
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills
NAYES: None
ABSENT: None
MOTION No.: 14736

- 11b. 97.447X (NIXON)
500 CALIFORNIA STREET - OMNI SAN FRANCISCO HOTEL, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240-- Request for Determination of Compliance and Exceptions as permitted under Section 309 of the Planning Code from a requirement to provide two on-site tour bus loading spaces for the creation of a 17-story hotel. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk district. The project includes the transfer of approximately 43,600 square feet of floor area to the vacant office building. An addition would be constructed at the rear of the building (not abutting public streets). The project would contain approximately 234,450 square feet of hotel (approximately 362 rooms); approximately 9,940 square feet of restaurant, retail, circulation and off-street freight loading; approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space.
 (Continued from Regular Meeting of November 5, 1998)

SPEAKER(S) Terrence P. Gogan, Marie Zellar, Mike Casey, Gene Valla
ACTION: Approved as Amended
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills
NAYES: None
ABSENT: None
MOTION No.: 14735

- 11c. 97.447C (NIXON)
500 CALIFORNIA STREET - OMNI SAN FRANCISCO HOTEL, northwest corner at Montgomery Street, Lot 3 in Assessor's Block 240 - Request for Conditional Use Authorization under Section 216 (b) of the Planning Code to create a hotel with approximately 362 rooms. Approximately 43,600 square feet of floor area would be transferred to the site resulting in a project containing approximately 234,450 square feet of hotel area, 9,940 square feet of retail area, loading, restaurant, and circulation area, plus approximately 4,310 square feet of basement mechanical space and approximately 3,120 square feet of roof mechanical space. The project site is in a C-3-0 (Downtown Office) District and a 300-S Height and Bulk District.

(Continued from Regular Meeting of November 5, 1998)

SPEAKER(S) Terrence P. Gogan, Marie Zellar, Mike Casey, Gene Valla
ACTION: Approved as Amended
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills
NAYES: None
ABSENT: None
MOTION No.: 14734

12. 97.716E (PARKER)
2150 FOLSOM STREET & 351 SHOTWELL STREET, between 17th Street and 18th Street, Lots 8, 9, 15 and 67 in Assessor's Block 3574-- Appeal of a Preliminary Negative Declaration. Proposed project would entail the new construction of one 50-foot high, three-story building and the adaptive re-use of two existing two-story buildings for a total of 104 live-work units and 104 below grade parking spaces at 2150 Folsom Street and 351 Shotwell Street. As part of the proposed project, the existing 2-story building at 2150 Folsom Street would be demolished. The existing two buildings at 351 Shotwell Street would be remodeled, with exterior changes to the building facade but no change in building height. The combined project site would be approximately 40,386 gross square feet in lot area. The proposed project is located in an M-1 (Light Industrial) Zoning District and in an RH-3 (Three-Family Residential) Zoning District.

SPEAKER(S) None
ACTION: Continued Indefinitely
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills
ABSENT: None

13. 97.716C (PURVIS)
2150 FOLSOM STREET & 351 SHOTWELL STREET, between 17th and 18th Streets; Lots 8, 9, 15, 67 in Assessor's Block 3574: Request for Conditional Use Authorization under Sections 303(c)(6)(A) and 304 of the Planning Code to allow a Planned Unit Development for live/work with modifications from Planning Code requirements for freight loading spaces in an RH-3 (Residential, House, 3-Family) District and an M-1 (Light Industrial) District; and, to allow conversion of an existing 2-story commercial building into live/work units in the RH-3 District portion.

SPEAKER(S) None
ACTION: Continued Indefinitely
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills
ABSENT: None

14. 98.603C (PURVIS)
222 SCHWERIN STREET, north side between Garrison and Sunnydale Avenues; Lot 1 in Assessor's Block 6363: Request for Conditional Use Authorization under Section 304 of the Planning Code, to revise the previously approved Planned Unit Development (Planning Commission Motion 14540, passed February 5, 1998) in order to provide expanded community center facilities for this 148-unit residential development.

SPEAKER(S) None
ACTION: Approved
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
NAYES: None
ABSENT: Martin
MOTION No.: 14737

15. 98.596C (WANG)

4550 MISSION STREET (Proposed Rite Aid), northwest corner at Harrington Street; Lot 1 in Assessor's Block 3148 - Request for a Conditional Use authorization under Planning Code Sections 121.2, 712.11, and 712.21 to allow the development of a lot exceeding 10,000 square feet in area and a single retail store with a pharmacy occupying a floor area of more than 5,999 gross square feet in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

SPEAKER(S) Robert McArthy, Leonard Mallett, Fred Maluf, Ming Sun, Sally Dabalos, Ead Nassara, Sharon Eberhardt, Elsie Tonnelli, Jerry Tonnelli, Luccia Paulazzo, Juan Martin, Guido Guinasso, Rebecca Silverberg, Steven R. Currier

ACTION: Approved

AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

NAYES: None

ABSENT: None

MOTION No.: 14738

- 16a. 98.538I (HING)
2218 48TH AVENUE, east side between Rivera and Santiago Streets; Lot 48 in Assessor's Block 2302. Acceptance of the Abbreviated Institutional Master Plan for the School for Self-Healing. Said Plan was filed with Conditional Use application, Case No. 98.538C, pursuant to Planning Code Section 304.5(c)5 on October 26, 1998, with receipt reported to the Planning Commission by the Zoning Administrator on November 12, 1998. An abbreviated Master Plan may be filed for sites of 43,560 square feet or less in area (the 48th Avenue site is 3,000 square feet in area) and holding a public hearing on an abbreviated plan is at the option of the Planning Commission.

SPEAKER(S) None

ACTION: None

- 16b. 98.538C (HING)
2218 48TH AVENUE, east side between Rivera and Santiago Streets; Lot 48 in Assessor's Block 2302. Request for authorization of Conditional Use to convert a single-family dwelling to a post-secondary educational institution School for Self-Healing, as required under Section 209.3 (i) of the Planning Code, in an RH-1 (Residential, House, One-Family) and 40-X Height and Bulk District.
 (Continued from Regular Meeting of October 22, 1998)

SPEAKER(S) Droll Schneider, Shanta Sakaroff, Helga Silberberg, Anna O'Connor, Janice Tam, Mary Collins, Roselyn Young, Rasma Rekshans, Mark Duffett, Marie Lehrer, Joseph Fierro, Edith Ostapik, Deborah McTernin, Meir Schneider, Karen Myers, Sam Freedman, Patricia Rose Wagner, Tony Patchel, Labelle Schneider, Suzi Strauss, Ned Dewitt, Yael Gottlieb, Deanna Schwartz, Carol Gallup, Greg Mann, Catherine Greenleaf, Mitch Sink, Anna Muaswes, Ed Najjar, Beatriz Nasciemento, Michelle Broth, Michael Moffett

ACTION: Approved as Amended

AYES: Antenore, Joe, Mills, Hills

NAYES: Chinchilla, Theoharis, Martin

ABSENT: None

MOTION No.: 14739

17. 98.040E (NAVARRETE)
2130 HARRISON STREET: APPEAL OF A PRELIMINARY NEGATIVE DECLARATION - To construct a 50-foot-high four-story building that would contain a total 26 live/work units plus

retail space at Assessor's Block 3573, Lot 25. The site presently contains an approximate 5,800 square foot, two story vacant building and an approximate 1,300 square foot former motorcycle repair shop, which would both be demolished. The proposed building would be approximately 53,800 square feet and would contain 26 live/work units in three stories, including two mezzanine levels, and approximately 1,608 square feet of ground floor retail space. There would be 27 ground level parking spaces, with access on Harrison Street. The project site is located in an M-1 (Light Industrial) Zoning District and a 50-X Height and Bulk District, and is also in the Northeast Mission Industrial Zone (NEMIZ) and the Mission District Industrial Protection Zone (IPZ).

(Continued from Regular Meeting of November 12, 1998)

SPEAKER(S) Sue Hestor, Doug Shoemaker, Rosie Radiator, Debra Walker, Sondra Ardito, Alice Barkley
ACTION: Upheld the Negative Declaration
AYES: Chinchilla, Theoharis, Martin, Mills, Hills
NAYES: Antenore
ABSENT: Joe
MOTION No.: 14740

G. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

18. 98.040D (BANALES)
2130 HARRISON STREET, west side between 17th and 18th Streets, Lot 025 in Assessor's Block 3573 -- Request for Discretionary Review of Building Permit Application Nos. 9801527S and 9801529, proposing to demolish two existing buildings and construct a 26-unit live/work building with 26 off-street parking spaces in a M-1 (Light Industrial) District.
 (Continued from Regular Meeting of November 12, 1998)

SPEAKER(S) Sue Hestor, Karen Wickstrom, David Sparrow, Debra Walker, Sandra Ardito, Nick Porshnikoff, Anna Kohn, Leo Germano, Jennifer Ewing, Moshak Kowen, Alice Barkley, Jorge Hernandez, Janet Baldwin, Dwight Oliver, Ian McMurphy, Bernard Thomas, Stan Warner Billie Johnston, Joe O'Donoghue, Kay Rogers
ACTION: No DR
AYES: Chinchilla, Theoharis, Mills, Hills
NAYES: Antenore, Martin
ABSENT: Joe

19. 98.193D (BEATTY)
2455 WASHINGTON STREET, south side between Webster and Fillmore Streets, Lot 026 in Assessor's Block 0612 -- Request for Discretionary Review of Building Permit Application No. 9800599, proposing to merge five existing dwelling units into two dwelling units in a RH-2 (House, Two-Family) District.

SPEAKER(S) Alice Barkley, Joe O'Donoghue, Michael Rossi
ACTION: No DR

AYES: Chinchilla, Theoharis, Antenore, Martin, Mills, Hills
NAYES: None
ABSENT: Joe

20. 98.816D (WASHINGTON)
489 DOUGLASS STREET, east side between 20th and 21st Streets, Lot 025 in Assessor's Block 2749 - Request for Discretionary Review of Building Permit Application No. 9813873, proposing to revise two previously approved decks located on the rear elevation of a two-unit building presently under construction in a RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of November 12, 1998)

SPEAKER(S) Alice Barkley, Joe O'Donoghue, Michael Rossi
ACTION: No DR
AYES: Chinchilla, Theoharis, Antenore, Martin, Mills, Hills
NAYES: None
ABSENT: Joe

Adjournment: 8:45 PM

ADDENDUM**NOTICE OF MEETING AND CALENDAR**

OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY

November 19, 1998
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED
These items should follow item #9 on the 1:30 p.m. calendar

97.210A (PAEZ)
1701 19TH AVENUE, bound by Lawton Street on the north, 19th Avenue on the east and 20th Avenue on the west, the northern portion of Assessor's Block 1924, Lot 3, the former Shriners Hospital, Landmark No. 221: Request for a Certificate of Appropriateness for the adaptive reuse, rehabilitation and expansion of the northern portion of the former hospital to accommodate a 110 unit Assisted Care Living Facility for seniors. The property is within an RH-2 (House, Two-Family) Zoning District and is a 40-X Height and Bulk District.

SPEAKER(S) None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

97.210C (WASHINGTON)
1701 19TH AVENUE, Lot 003 in Assessor's Block 1924, bounded by Lawton Street to the north, and Noreiga Street to the south. - Request for a Planned Unit Development and a Conditional Use authorization under Section 303 and 304 of the Planning Code relating to the subdivision of Lot 3 of Assessor's Block 1924 into two lots and the re-subdivision of the newly created lot at the southern portion of this site into 41 lots to accommodate the construction of 41 duplexes that will subsequently be subdivided creating 82 condominiums thereon. This proposal will involve the demolition of that portion of Shriners hospital not designated an historical landmark. Request for a Planned Unit Development and Conditional Use approval to deviate from the required minimum lot size (Sec.121), front setback (Sec.132) and rear (Sec.134) setback requirements. This property is located within the RH-2 (House, Two-Family) District with a 40-X height and bulk designation.

SPEAKER(S) None
ACTION: Approved as Amended
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills
ABSENT: None
MOTION No.: 14732

98.762C (WASHINGTON)
1651 19TH AVENUE, Lot 003 in Assessor's Block 1924, bounded by Lawton Street to the north, and Noreiga Street to the south. - Request for a Planned Unit Development and a Conditional Use authorization under Section 303 and 304 of the Planning Code relating to the subdivision of Lot 3 of assessor's block 1924 into two lots. The development of the north parcel including the landmark

Shriners hospital will be adaptively re-used, with a new 67,000 square foot four-story wing, to accommodate a 120 unit senior assisted living facility (group housing). The request for a planned unit development and conditional use authorization are to deviate from the off-street parking (Sec.151), and rear yard (Sec.134) requirements. This property is located within the RH-2 (House, Two-Family) District with a 40-X height and bulk designation.

SPEAKER(S)

None

ACTION:

Continued as proposed

AYES:

Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

PUBLIC NOTICE

for:

Census 2000 Statistical Areas Program Maps Available for Review

For tabulation purposes, the Census Bureau divides San Francisco into statistical areas that include block groups which in turn are aggregated into census tracts. For Census 2000, some changes need to be made to certain statistical areas to meet Census Bureau population and boundary line requirements. The Planning Department has reviewed the identified areas and made alterations as needed. These amended maps will be available for public review at the Planning Department, 1660 Mission Street, 5th floor. The review dates are November 30 (10 am to 1 pm), December 1 (10 am to 1 pm), and December 2 (1 pm to 4 pm).

Contact Charlotte Barham at 558-6252 If you wish to participate in this process or have any questions.



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

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NOTICE OF CANCELLATION

PLANNING COMMISSION CITY AND COUNTY OF SAN FRANCISCO REGULAR MEETING THURSDAY, NOVEMBER 26, 1998

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for Thursday, November 26, 1998 had been canceled. The next Regular Meeting of the Planning Commission will be held on Thursday, December 3, 1998.

Jonas Ionin
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	HECTOR J. CHINCHILLA
VICE-PRESIDENT	ANITA THEOHARIS
COMMISSIONER	DENNIS A. ANTENORE
COMMISSIONER	RICHARD HILLS
COMMISSIONER	CYNTHIA JOE
COMMISSIONER	LAWRENCE B. MARTIN
COMMISSIONER	BEVERLY J. MILLS
	GERALD GREEN, DIRECTOR OF PLANNING
	ROBERT PASSMORE, ZONING ADMINISTRATOR
	JONAS IONIN, COMMISSION SECRETARY

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 428
War Memorial Building, 401 Van Ness Avenue
Thursday, December 3, 1998
1:30 PM

Regular Meeting

Hector Chinchilla, President
Anita Theoharis, Vice President
Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills,
Commissioners

Jonas P. Ionin, Commission Secretary

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Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within ~~15~~ 10 days of issuance of the written decision.

The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 PM. If an item is scheduled but not called or introduced prior to 10:00 PM, the Commission may continue the matter to the next available hearing. Items listed on this calendar will not be heard before the stated time.

For more information related to Planning Commission matters, please call Jonas P. Ionin, Commission Secretary, at (415) 558-6414.

Accessible Meeting Policy

Hearings will be held at the War Memorial Building, while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde and Grove Streets. Accessible MUNI Lines serving City Hall are the 42 Downtown Loop, 9 San Bruno and 7 Haight /Noriega. Accessible MUNI Metro Lines are the J, K, L, M, and N. Accessible curb side parking has been designated at points along McAllister Street. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Dorothy Jaymes at (415) 558-6403 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities should call our accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: *Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin.. Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.*

PRESENT: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills
ABSENT: None

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:40 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Hillary Gitelman, Paul Maltzer, Judy Boyajian, John Billovits, Mary Gallagher, Thomas Wang, Irene Nishimura, Corey Alvin, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.135H (KOMETANI)
1 MARKET STREET, south side between Steuart and Spear and Streets, Lot 6 in Assessor's Block 3713 - Request for Determination of Compliance and Exceptions under Planning Code Section 309; and Authorization under Section 321, to add approximately 60,000 square feet of office space to an existing building in the C-3-O (Downtown Office) District and the 150-X - 200-S Height and Bulk District. The new floor area will be the result of seismic upgrading and the infilling of two existing, multi-story, light courts in the building interior.
(Continued from Regular Meeting of November 12, 1998)
(Proposed for Continuance to December 17, 1998)
- SPEAKER(S):** None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills
- 2a. 98.135BX (ANDRADE)
1 MARKET STREET, south side between Steuart and Spear and Streets, Lot 6 in Assessor's Block 3713 - Request under Planning Code Section 321 for authorization to add approximately 60,000 square feet of office space to an existing office building. The new floor area will be the result of seismic upgrading and the infilling of two existing, multi-story, light courts in the interior of the existing building in the C-3-O (Downtown Office) District and the 150-X - 200-S Height and Bulk District.
(Continued from Regular Meeting of November 12, 1998)
(Proposed for Continuance to December 17, 1998)
- SPEAKER(S):** None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills
- 2b. 98.135BX (ANDRADE)
1 MARKET STREET, south side between Steuart and Spear and Streets, Lot 6 in Assessor's Block 3713 - Request for Determination of Compliance and Exceptions under Planning Code Section 309 for a project exceeding 50,000 square feet; and for an exception from the requirement of one freight loading space per section 152.1. The Project will add approximately 60,000 square feet of office space to an existing building in the C-3-O (Downtown Office) District and the 150-X - 200-S Height and Bulk District.
(Continued from Regular Meeting of November 12, 1998)
(Proposed for Continuance to December 17, 1998)
- SPEAKER(S):** None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

3. 98.751C (MILLER)
2526-34 MISSION STREET, west side between 21st and 22nd Streets, Lot 5 in Assessor's Block 3616 - Request for authorization of a conditional use for a use in excess of 6,000 square feet of floor area with an outdoor activity arrear at the rear of the building in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 65-B Height and Bulk District.
(Proposed for Continuance to December 17, 1998)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

4. 97.856E (NISHIMURA)
FISHERMAN'S WHARF HOTEL, 455 BEACH STREET AND 550 NORTH POINT STREET, between Taylor and Jones Streets; Lot 15 in Assessor's Block 22; within a C-2 (Commercial Business) District, Waterfront Special Use District No. 2, the Northeast Waterfront Area and a 40-X Height and Bulk District. **An appeal of a Preliminary Negative Declaration** published on August 22, 1998, for proposed new construction of a four-story, 40-foot tall hotel with 255 rooms, and approximately 2,000 square feet of ground floor restaurant, 1,000 square feet of cocktail lounge and 5,000 square feet of conference area on a 38,500 square-foot lot after demolition of a vacant two-story retail building. Approximately 37 parking spaces would be provided in a subterranean parking garage with its access and a passenger loading/unloading area off of North Point Street. One off-street loading space would be accessed on the Beach Street side of the building. The proposed project would require Conditional Use Authorization by the Planning Commission for a new hotel use in a C-2 District pursuant to Planning Code Section 303.
(Proposed for Continuance to January 7, 1999)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

Note: Inadvertently left off Calendar under Items to be Continued were Case No.'s **97.210A** for 1701 19th Avenue and **98.762C** for 1651 19th Avenue. Both items were:
Proposed for Continuance to December 10, 1998.

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or

- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S):

Joe McCune

Re: 560 Haight Street, Case No. 98.704CDV, continuance.

Sue Hestor

Re: December 1, 1998 letter documenting displacement of residents at 2130 Harrison Street, consideration

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of adoption - draft minutes of 11/12/98 and 11/19/98.

SPEAKER(S):

None

ACTION:

Approved

AYES:

Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

D. DIRECTOR'S REPORT

6. Director's Announcements

- January 21, 1999 Planning Commission Hearing in City Hall, Room 408
- Welcomed everyone back from the Thanksgiving holiday.
- Recognized Mary Gallagher's return from maternity leave and the work of Neil Hart and Larry Badiner as her replacement.
- Commissioner's request for a written report on the University Club Conditions of Approval will be included in their December 10, 1998 packets for discussion on December 17, 1998.

7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals

- None

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

8. 98.323C

(BILLOVITS)

2001 UNION STREET; Lot 24 in Assessor's Block 541 -- Request for a Conditional Use Authorization [per Planning Code Sections 121.2 and 186.1(c)(3)] to establish a single-tenant retail use (Border's Books, Music, Cafe) of about 19,400 square-feet on the first and second floors of an existing building, and convert an existing full-service restaurant to a small self-service restaurant in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 5, 1998)

Note: On November 5, 1998 following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 to -0. Commissioner Theoharis was absent.

SPEAKER(S):

None

ACTION:

Approved

AYES:

Chinchilla, Antenore, Joe, Martin, Mills, Hills

NAYES:

None

ABSENT:

Commissioner Theoharis was absent at the November 5, 1998 hearing and could not vote.

MOTION No.:

14741

F. REGULAR CALENDAR

9. 96.281E (GITELMAN)
SAN FRANCISCO MUNICIPAL RAILWAY THIRD STREET LIGHT RAIL -- CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT (FEIR). The San Francisco Public Transportation Commission/Municipal Railway (Muni), in cooperation with the Federal Transit Administration (FTA), proposes to construct a new light rail transit (LRT) line into the southeastern quadrant of the City. The FEIR analyzes the potential environmental impacts (physical changes to the environment) of three alternative projects: the No Project alternative, the No Build/Transportation System Management (TSM) alternative and the Light Rail alternative. The Light Rail alternative has been selected as the locally preferred alternative, and would extend Muni light rail service in two phases. The Initial Operating Segment (IOS) would extend light rail from King Street to the Bayshore Caltrain Station via Third, Fourth and Bayshore Boulevard. A later Central Subway phase would extend service northward to Chinatown via Third/Fourth, Geary and Stockton. In addition, a new light rail maintenance and storage facility would be constructed on the Western Pacific site.
NOTE: THE PUBLIC HEARING FOR THIS ITEM IS CLOSED; THE PUBLIC COMMENT PERIOD FOR THE EIR ENDED ON MAY 19, 1998.

SPEAKER(S): None
 ACTION: Approved
 AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills
 NAYES: None
 ABSENT: None
 MOTION No.: 14742

10. 96.671E (NISHIMURA)
837-871 FOLSOM STREET, with street frontage also on Shipley Street, between 4th and 5th Streets, Lots 72, 89 and 90 in Assessor's Block 3752; within a South of Market Residential/Service Mixed Use District (RSD) and a 40-X/85-B Height and Bulk District. **An Appeal of a Preliminary Negative Declaration (PND)** published on July 25, 1998, for a proposed project consisting of new construction of 68 live/work units up to 142 dwelling units, approximately 2,600 square feet of ground floor retail space, and 190 parking spaces within an 85-foot tall, eight-story (plus two mezzanine levels), approximately 390,300 gross square-foot building on an approximate 55,770 square-foot site. A paved parking lot currently occupies the project site. The project would require Conditional Use Authorization by the Planning Commission for the proposed height, building bulk, and parking greater than the accessory use amount. (Since the PND was published, the project sponsor has revised the project to consist of 200 dwelling units instead of 68 live/work units and 142 dwelling units. Hence, a Variance from the rear yard requirement would need to be granted by the Zoning Administrator.)
 (Continued from Regular Meeting of October 22, 1998)

SPEAKER(S): Lynn Axelrod
 ACTION: Continued to January 21, 1999
 AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

- 11a. 96.671CV (BAÑALES)
855 FOLSOM STREET, south side between 4th and 5th Streets, being a through lot to Shipley Street; Lots 72, 89 and 90 in Assessor's Block 3752-- Request for Conditional Use authorization to allow Height Exceptions to the South of Market Residential Service District (RSD) 40-X/85-B Height and Bulk District, pursuant to Planning Code Section 263.11, to allow Exceptions to Bulk Limits in Districts other than C-3, Planning Code Section 271, and to allow parking exceeding accessory amounts, Planning Code Section 157. The project also includes a request to allow modification of the rear yard requirement in South of Market Districts, pursuant to Planning Code Section 134(e).

SPEAKER(S): Lynn Axelrod
ACTION: Continued to January 21, 1999
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

- 11b. 96.671CV (BAÑALES)
855 FOLSOM STREET, south side between 4th and 5th Streets, being a through lot to Shipley Street; Lots 72, 89 and 90 in Assessor's Block 3752-- Request to allow modification of the rear yard requirement in South of Market Districts, pursuant to Planning Code Section 134(e), in a Residential Service District (RSD) 40-X/85-B Height and Bulk District

SPEAKER(S): Lynn Axelrod
ACTION: Continued to January 21, 1999
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

12. 98.387C (ALVIN)
425 FOLSOM STREET, south side of Folsom Street, between Fremont and 1st Streets, lot 29 in Assessor's Block 3748: Request for a Conditional Use authorization to establish a compressed natural gas (CNG) facility and emergency staging area on a portion of a lot which is currently used as vehicle storage for the Pacific Gas & Electric Company and is adjacent to a PG&E sub-station, per Section 209.6(b) of the Planning Code, within the RC-4 (Residential-Commercial Combined Districts, High Density) and 200-R Height and Bulk District.
 (Continued from Regular Meeting of November 12, 1998)

SPEAKER(S): None
ACTION: Continued to January 14, 1999
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

13. 98.687C (MARTIN)
2331 MISSION STREET, east side between 19th and 20th Streets, Lot 27 in Assessor's Block 3595 -- Request for a Conditional Use Authorization to allow the construction of a four-story building with commercial on the ground floor and six dwelling units, without the required off-street parking spaces for each dwelling unit, per Section 161(j) of the Planning Code, within the Moderate-Scale Neighborhood Commercial District (NC-3) and a 50-X Height and Bulk District, the Mission Alcoholic Beverage Special Use Subdistrict and the Mission Street Fast-Food Subdistrict.

SPEAKER(S): Louise Zweben
ACTION: Approved
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills
NAYES: None
ABSENT: None
MOTION No.: 14743

14. 98.072C (BILLOVITS)
2195 FULTON STREET, NEW UNIVERSITY OF SAN FRANCISCO LAW LIBRARY BUILDING (SOUTHWEST CORNER OF FULTON AND COLE STREETS); eastern portion of Lot 1 in Assessor's Block 1190 -- Request for a conditional use and planned unit development authorization [per Planning Code Sections 209.3(i), 290.9(b), 253 and 304] to construct a new 61,000 square-foot University of San Francisco law library building about 52 feet in height at its peak in an RH-3 (Residential House, Three Family) District and an 80-D Height and Bulk District. Conditional use is required for institutional use and building over 40 feet in height in a residential district. Exceptions sought under planned unit development include modification/reduction of rear yard and front setback requirements.

SPEAKER(S): None

ACTION: Approved
 AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills
 NAYES: None
 ABSENT: None
 MOTION No.: 14744

15. 98.322C (PEPPER)
631 DIVISADERO STREET, west side between Grove and Hayes Streets; Lot 005 in Assessor's Block 1201 -- Request for Conditional Use authorization under Section 161(j) of the Planning Code to allow the construction of a mixed-use building containing four dwelling units above ground-floor commercial space without the required four off-street parking spaces in an NC-2 (Small-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District.

SPEAKER(S) Bruce Baumann
 ACTION: Approved
 AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills
 NAYES: None
 ABSENT: None
 MOTION No.: 14745

16. 97.615E (NISHIMURA)
1800 BRYANT STREET, southwest corner, through lot with street frontages on 17th and Florida Streets, Lot 5 in Assessor's Block 3970. **An Appeal of a Preliminary Negative Declaration** published on September 5, 1998. The project would construct a new approximately 48-foot tall, four-story, 65,800-gross-square-foot building containing 48 live/work units and an approximate 1,100 square-foot, ground floor retail space. The project site is an undeveloped, approximately 15,000 square-foot lot and is within an M-1 (Light Industrial) District, the Greater Northeast Mission Industrial Zone -Industrial Protection Zone (NEMIZ-IPZ), and a 65-B Height and Bulk District.
 (Continued from Regular Meeting of October 15, 1998)

SPEAKER(S) Sue Hestor, Alice Barkley, Joe O'Donoghue
 ACTION: Approved a Motion to uphold the Negative Declaration
 AYES: Chinchilla, Theoharis, Martin, Mills, Hills
 NAYES: Antenore, Joe
 ABSENT: None
 MOTION No.: 14746

G. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

17. 97.615D (ALVIN)
1800 BRYANT STREET, southwest corner of Bryant and 17th Streets (also fronting on Florida Street), Lot 005 in Assessor's Block 3970 -- Request for Discretionary Review of Building Permit Application No. 9801666, proposing to construct a 4-story, 48-unit live/work building with 48 parking spaces in a M-1 (Light Industrial) District.

SPEAKER(S): Sue Hestor, Alice Barkley, Judy West, Anne Bebe, John Coughlin, Joseph McGuire, Curtis Eisenberger, Peter Chan, Joe O'Donoghue.

ACTION: After closing the public hearing, the Commission continued this item to December 10, 1998. The item was continued to provide a written response from MUNI regarding their position on the subject project.

AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

18. 98.734D (ALVIN)
868 ARKANSAS STREET, west side between Madera and 23rd Streets, Lot 032 in Assessor's Block 4162 -- Request for Discretionary Review of Building Permit Application No. 9810852, proposing to construct a 7'-6" deck extending 12 feet from the existing building wall in a RH-2 (House, Two-Family) District.

SPEAKER(S): Ronald Williams, Jose Recinos, Andrei Rothbright

ACTION: Take DR

AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

NAYES: None

ABSENT: None

19. 98.587D (WANG)
56 JORDAN AVENUE, east side between California Street and Euclid Avenue, Lot 041 in Assessor's Block 1038 -- Request for Discretionary Review of Building Permit Application No. 9709902, proposing to construct a one-story vertical addition at the existing one-story over-garage single-family dwelling in a RH-1(D) (House, One-Family, Detached) District.
(Continued from Regular Meeting of October 1, 1998)

SPEAKER(S): Ronald M. Gilley

ACTION: Take DR

AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

NAYES: None

ABSENT: None

Adjournment: 5:45 PM

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Board of Supervisors Chamber - Room 404
War Memorial Building, 401 Van Ness Avenue
Tuesday, December 8, 1998
4:00 PM

Special Joint Meeting

DOCUMENTS DEPT.

SEP 21 1993

Hector Chinchilla, President
Anita Theoharis, Vice President

SAN FRANCISCO
PUBLIC LIBRARY

Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills,
Commissioners

Jonas P. Ionin, Commission Secretary

Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Department Reception Counter at 1660 Mission Street, Fifth Floor, no later than 5:00 PM the Wednesday (eight days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 AM on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original plus 10 copies.

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 15 10 days of issuance of the written decision.

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Accessible Meeting Policy

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PLANNING COMMISSION

PRESENT: Chinchilla, Antenore, Joe, Mills**ABSENT:** Theoharis, Martin, Hills

REDEVELOPMENT AGENCY COMMISSION

PRESENT: Yee, Dunlop, King, Palma, Romero, Singh**ABSENT:** Sweet**THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT YEE AT 4:10 P.M.****STAFF IN ATTENDANCE:** Gerald Green - Director of Planning, Hillary Gitelman, Susana Montaña, Joan Kugler, Pedro Arce, Jonas Ionin - Commission Secretary**A. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

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SPEAKER(S):**Michael Levin**

Re: Historic preservation.

Brian Foster

Re: Design of new development.

Emma ???

Re: Impact of Commission decisions on Bay View and Hunter's Point.

B. SPECIAL CALENDAR

2. 98.090E (KUGLER)
YERBA BUENA REDEVELOPMENT PROJECT AREA EXPANSION/EMPORIUM SITE DEVELOPMENT. Public Hearing on the Draft Environmental Impact Report (EIR).
The proposed project would expand the existing Yerba Buena Center Redevelopment Project Area by approximately 300,000 square feet (Assessor's Block 3705, Lots 9, 10, 12, 13, 14, 15, 17, 18, 33, 38, and 43 and part of Assessor's Block 3724, Lot 67) and construct a mixed-use project at the site of the former Emporium Building on a portion of Block 3705 bounded by Market, Fourth, Mission, and Fifth Streets. The project would include retail, entertainment, restaurants, up to 20 cinemas, and a 450- to 464-room hotel, totaling about 1.575 million gross square feet and would retain, rehabilitate and restore the Market Street facade of the historic Emporium department store. The project also includes retaining, rehabilitating and reusing the Emporium dome and part of the rotunda which would be raised up to 90 feet and installed at the roof level of the project. Other existing buildings on the site between Jessie and Mission Streets would be demolished and replaced, while Jessie Street would be closed as a through connection between Fourth and Fifth Streets, and realigned

with connections to Mission Street. The project would also include a pedestrian bridge serving the new retail center from the existing Fifth and Mission Garage, and may include other improvements to that garage.

SPEAKER(S): John Arberling, Mark Kaswan, Jim Berk, Don Andriani, Quentin Kopp, Terryl Watt, Charlie Abrams, Robert Frank, Winchel Hayward, Gerald Brown, Anne Bloomfield, Michael Levin, Kim Jackson, Jim Firth, Gigi Platt, Jennifer Clary, Mary Anne Miller, Rick Carp, Sue Hestor

ACTION: Closed Public Hearing and extended the deadline for written comments to 5:00 P.M. Friday, December 11, 1998.

Adjournment: 5:55 PM

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16
1/10/98

SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 428
War Memorial Building, 401 Van Ness Avenue
Thursday, December 10, 1998
1:30 PM

Regular Meeting

DOCUMENTS DEPT

SEP 21 1999

Hector Chinchilla, President
Anita Theoharis, Vice President

SAN FRANCISCO
PUBLIC LIBRARY

Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills,
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PRESENT: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills
ABSENT: None

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:45 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Hillary Gitelman, Judy Boyajian, Mary Gallagher, Neil Hart, Michael Li, Carol Roos, Mark Paez, Jim McCormick, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.360C (LIGHT)
745 CLEMENT STREET, south side, corner of 9th Avenue; Lots 31 and 31A in Assessor's Block 1440: -- Request for Conditional Use authorization to allow the conversion of a former movie theatre use to retail, business, and professional service uses under Planning Code Section 716.11 for developments with lot sizes of 5,000 square feet or more, under Section 716.21 for non-residential use sizes of 2,500 square feet or more, under Section 716.40 for retail uses on the second floor, and under Section 716.53 for business or professional services on the second floor, in the Inner Clement Neighborhood Commercial District and a 40-X Height and Bulk District.
(Proposed for Continuance to January 7, 1999)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

2. 98.589D (WASHINGTON)
3630 22ND STREET, north side between Sanchez and Church Streets, Lot 010 in Assessor's Block 3620 -- Request for Discretionary Review of Building Permit Application No. 9806887, proposing to construct a new detached residential structure on the front half of an existing parcel of land in a RH-2 (House, Two-Family) District.
(Proposed for Continuance to January 7, 1999)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

3. 98.928D (LINDSAY)
1111-1133 GREEN STREET, south side between Hyde and Leavenworth Streets, Lot 021 in Assessor's Block 0125 -- Request for Discretionary Review of Building Permit Application No. 9812079, proposing to merge two portions of a dwelling unit that had been converted into two units without permit in a RH-3 (House, Three-Family) District.
(Proposed for Continuance to January 14, 1999)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

4. 98.778C (ZWIERZYCKI)
2080 16TH AVENUE, east side between Quintara and Pacheco Streets, Lot 003B in Assessor's Block 2135 -- Request for Conditional Use authorization under Section 209.3(f) of the Planning Code to establish a child-care facility providing less than 24-hour care for 13 or more children up to a total of twenty-four (24) children, within an existing two-story-over-basement dwelling unit, in an RH-1(D) (Residential, House, One-Family, Detached Dwellings) District and a 40-X Height and Bulk District.

(Proposed for Continuance to January 21, 1999)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

5. 98.306K (LI)
 CIVIC CENTER PLAZA, the entire block bounded by Polk Street on the west, Larkin Street on the east, McAllister Street on the north, and Fulton Street on the south, Assessor's Block 788, Lot 1: -- Consideration of a proposal to raise the previously-established absolute cumulative limit for new shadow on Civic Center Plaza from 1.00 percent to 1.12 percent pursuant to Resolution No. 11595, adopted on February 7, 1989, and Section 295 of the Planning Code. The proposal is to accommodate the New Asian Art Museum seismic retrofit, adaptive reuse, and rehabilitation project, which would cast additional shadows on Civic Center Plaza.

(Proposed for Continuance to the next joint hearing with the Recreation and Parks Commission)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills

B. PUBLIC COMMENT

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SPEAKER(S): **Patricia Vaughey**
 Re: 1880 & 2360 Lombard Street

C. COMMISSIONERS' QUESTIONS AND MATTERS

Commissioner Mills: Transportation Mitigation Measures

D. DIRECTOR'S REPORT

6. Director's Announcements
 - January 21, 1999 Planning Commission Hearing in City Hall, Room 408
7. Review of Past Week's Events at the Board of Supervisors & Board of Appeals
 - 2497 7th Avenue

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

8. 97.210A (PAEZ)
1701 19TH AVENUE, bound by Lawton Street on the north, 19th Avenue on the east and 20th Avenue on the west, the northern portion of Assessor's Block 1924, Lot 3, the former Shriners Hospital, Landmark No. 221: Request for a Certificate of Appropriateness for the adaptive reuse, rehabilitation and expansion of the northern portion of the former hospital to accommodate a 110 unit Assisted Care Living Facility for seniors. The property is within an RH-2 (House, Two-Family) Zoning District and is a 40-X Height and Bulk District.
(Continued from Regular Meeting of December 3, 1998)

SPEAKER(S): None
ACTION: Approved
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills
NAYES: None
ABSENT: None
MOTION No.: 14747

9. 98.762C (WASHINGTON)
1651 19TH AVENUE, Lot 003 in Assessor's Block 1924, bounded by Lawton Street to the north, and Noriega Street to the south. - Request for a Planned Unit Development and a Conditional Use authorization under Section 303 and 304 of the Planning Code relating to the subdivision of Lot 3 of assessor's block 1924 into two lots. The development of the north parcel including the landmark Shriners hospital will be adaptively re-used, with a new 67,000 square foot four-story wing, to accommodate a 120 unit senior assisted living facility (group housing). The request for a planned unit development and conditional use authorization are to deviate from the off-street parking (Sec.151), and rear yard (Sec.134) requirements. This property is located within the RH-2 (House, Two-Family) District with a 40-X height and bulk designation.
(Continued from Regular Meeting of December 3, 1998)

SPEAKER(S): None
ACTION: Approved
AYES: Chinchilla, Theoharis, Antenore, Joe, Martin, Mills, Hills
NAYES: None
ABSENT: None
MOTION No.: 14748

F. REGULAR CALENDAR

10. 97.750E (ROOS)
200 LARKIN STREET, OLD MAIN LIBRARY/NEW ASIAN ART MUSEUM; the entire block bounded by Larkin Street on the west, Hyde Street on the east, McAllister Street on the north, and Fulton Street on the south. **CERTIFICATION OF FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (FSEIR)**. Assessor's Block 353, Lot 1. The project is adaptive reuse of the old Main Library building by the Asian Art Museum including: seismic upgrade, alterations to the exterior and interior of the building and an underground extension that would be about 12 feet above grade at 45 Hyde Street. (Future phases analyzed include construction of an auditorium/theater with offices above (to about 80 feet) at 45 Hyde Street, and extension of the McAllister wing towards Hyde Street. These two phases are not currently funded.) Main components of the project include 1) seismic upgrade of the old Main Library. 2) exterior alterations including a new 16-ft.-tall mechanical penthouse/roof element, removal of cement statues on the Larkin Street facade, new doorways and lengthened windows on the Fulton facade, new door openings on the McAllister and Hyde frontages; construction of a seismic moat; an outdoor dining area on Fulton; and enclosure of existing light courts to form an interior Central Court. A loading dock would have access on Hyde

Street. 3) Interior alterations would include the following: retention of the Main Entrance Hall and Vestibule and Monumental Grand Staircase, and Great Hall; alteration of the second floor loggia including demolition of the wall panels that contain the Piazzoni murals, removal (and relocation) of Piazzoni Murals; addition of a new third floor including inside the south and west reading rooms; demolition of large portions of the ground and existing third floors for adaptive reuse, including creation of a three-story-tall Central Court that would surround the Monumental Staircase; and demolition of seven-story library stacks for use as museum space; conversion of library spaces to galleries, classrooms, research library, offices, museum store and cafe. No parking would be provided.

NOTE: THE PUBLIC HEARING FOR THIS ITEM HAS BEEN CLOSED; THE PUBLIC COMMENT PERIOD FOR THE DRAFT SEIR ENDED AUGUST 20, 1998.

SPEAKER(S): None
ACTION: Approved
AYES: Chinchilla, Theocharis, Antenore, Joe, Martin, Mills, Hills
NAYES: None
ABSENT: None
MOTION No.: 14749

- 11a. 97.750A (PAEZ)
200 LARKIN STREET, THE OLD MAIN LIBRARY/THE NEW ASIAN ART MUSEUM, the entire block bound by Larkin Street on the west, Hyde Street on the east, McAllister Street on the north and Fulton Street on the south, Assessor's Block 353, Lot 1. A Contributory Building within the Civic Center National Historic Landmark, National Register of Historic Places and Local Historic Districts. Request for a Certificate of Appropriateness for a seismic retrofit, adaptive reuse and rehabilitation project to accommodate the New Asian Art Museum pursuant Article 10 of the Planning Code. This property is within a P (Public Use) Zoning District and an 80-X Height and Bulk District.

SPEAKER(S): David Lei, Emily Sano, Dr. Gae Aulenti, Jim Killoran, Commissioner Daniel Reidy, Commissioner Paul Finwall, Ron Freebawn Smith, Kelly Cullan, Dan Fisnich, Steve Prego, David Bahlman, Nancy Boas, Thomas Wood, Ruth Azawa, Claire Isaacs, Lawrence Ferlengetti, Dan Mackarini, Patricia Juggler, Collete Hanaka, Jack Steppen, Michael Crow, Courtney Dankroger, Kathleen Kerr, Sally Kirby, Renae Ruth Hall, Michael Levin, James Fang, Eddy Wong, Enid Lim, Wei Cheng Kwan, Annie Chung, Phillip Wen, Darren Ho Wang, William Dick, Judy Wilbur, Don Beilman, Alice Lowe, Susan Grant Holly, James Bernstein Peter Henschel, Juan Bandilo, Lucia Bogatai, Jim Haas, Gigi Platt, Keith Collins, Paula Friedman, Frank Hugg, Anne Bloomfield, Debra Lahaine, Winchel Hayward, Daniel Cornelius Murphy, Ian Burke, Killson Rieken, Gwenn O'Neil, Alice Barkley, Renae Wong, Nick Keating, Cherry Elliott, Wayne Hu, Patricia Regan, Judy Boyajian
ACTION: Motion of Intent to Approve, Continued to January 7, 1999
AYES: Chinchilla, Theocharis, Joe, Martin, Mills, Hills
NAYES: Antenore
ABSENT: None

- 11b. 97.750R (PAEZ)
200 LARKIN STREET, THE OLD MAIN LIBRARY/NEW ASIAN ART MUSEUM, the entire block bound by Larkin Street on the west, Hyde Street on the east, McAllister Street on the north and Fulton Street on the south, Assessor's Block 353, Lot 1. A Contributory Building within the Civic Center National Historic Landmark, National Register of Historic Places and

Local Historic Districts. Planning Commission review of the seismic retrofit, adaptive reuse and rehabilitation project to determine whether the proposal conforms with the San Francisco General Plan. The property is within a P (Public Use) Zoning District and an 80-X Height and Bulk District.

SPEAKER(S):

David Lei, Emily Sano, Dr. Gae Aulenti, Jim Killoran, Commissioner Daniel Reidy, Commissioner Paul Finwall, Ron Freebawn Smith, Kelly Cullan, Dan Fisnich, Steve Prego, David Bahlman, Nancy Boas, Thomas Wood, Ruth Azawa, Claire Isaacs, Lawrence Ferlengetti, Dan Mackarini, Patricia Juggler, Collete Hanaka, Jack Steppen, Michael Crow, Courtney Dankroger, Kathleen Kerr, Sally Kirby, Renae Ruth Hall, Michael Levin, James Fang, Eddy Wong, Enid Lim, Wei Cheng Kwan, Annie Chung, Phillip Wen, Darren Ho Wang, William Dick, Judy Wilbur, Don Beilman, Alice Lowe, Susan Grant Holly, James Bernstein Peter Henschel, Juan Bandilo, Lucia Bogatai, Jim Haas, Gigi Platt, Keith Collins, Paula Friedman, Frank Hugg, Anne Bloomfield, Debra Lahaine, Winchel Hayward, Daniel Cornelius Murphy, Ian Burke, Killson Rieken, Gwenn O'Neil, Alice Barkley, Renae Wong, Nick Keating, Cherry Elliott, Wayne Hu, Patricia Regan, Judy Boyajian
 Motion of Intent to Approve, Continued to January 7, 1999
 Chinchilla, Theoharis, Joe, Martin, Mills, Hills
 Antenore
 None

ACTION:

AYES:

NAYES:

ABSENT:

11c.

97.750V

(PAEZ)

200 LARKIN STREET, THE OLD MAIN LIBRARY/NEW ASIAN ART MUSEUM, the entire block bound by Larkin Street on the west, Hyde Street on the east, McAllister Street on the north and Fulton Street on the south, Assessor's Block 353, Lot 1. A Contributory Building within the Civic Center National Historic Landmark, National Register of Historic Places and Local Historic Districts. Request for a Variance from Section 151 of the Planning Code to provide relief from the requirement to provide 71 Off-Street Parking spaces for the New Asian Art Museum. The property is within a P (Public Use) Zoning District and an 80-X Height and Bulk District.

SPEAKER(S):

David Lei, Emily Sano, Dr. Gae Aulenti, Jim Killoran, Commissioner Daniel Reidy, Commissioner Paul Finwall, Ron Freebawn Smith, Kelly Cullan, Dan Fisnich, Steve Prego, David Bahlman, Nancy Boas, Thomas Wood, Ruth Azawa, Claire Isaacs, Lawrence Ferlengetti, Dan Mackarini, Patricia Juggler, Collete Hanaka, Jack Steppen, Michael Crow, Courtney Dankroger, Kathleen Kerr, Sally Kirby, Renae Ruth Hall, Michael Levin, James Fang, Eddy Wong, Enid Lim, Wei Cheng Kwan, Annie Chung, Phillip Wen, Darren Ho Wang, William Dick, Judy Wilbur, Don Beilman, Alice Lowe, Susan Grant Holly, James Bernstein Peter Henschel, Juan Bandilo, Lucia Bogatai, Jim Haas, Gigi Platt, Keith Collins, Paula Friedman, Frank Hugg, Anne Bloomfield, Debra Lahaine, Winchel Hayward, Daniel Cornelius Murphy, Ian Burke, Killson Rieken, Gwenn O'Neil, Alice Barkley, Renae Wong, Nick Keating, Cherry Elliott, Wayne Hu, Patricia Regan, Judy Boyajian
 Zoning Administrator closed public comment

ACTION:

12. 97.433E (McCORMICK)
22-30 ALTA STREET, north side between Sansome and Montgomery Streets, Lot 34A in Assessor's Block 106. **Public Hearing on Draft Environmental Impact Report.** Construct a three-unit building in six levels with parking for five automobiles. The structure would have three levels above the existing grade at Alta Street and three levels stepping down Telegraph Hill towards the north. The parking garage would be located at street level on Alta Street.
NOTE: COMMENTS WILL BE ACCEPTED UNTIL 5 P.M., DECEMBER 10, 1998, OR THE END OF THE PUBLIC HEARING ON THE DEIR, WHICHEVER IS LATER.

SPEAKER(S): Karen Kevorkian, Jerry Crowley, Larry Havager, Trent Orr, Leo McLaughlin, Stacey Schember, Stan Hayes James Atwood, Alan Kroft, Lance Carnes, Joe Luttrell, Aruther Chen
 ACTION: Closed Public Hearing

- 13a. 98.268B (ANDRADE)
631 FOLSOM STREET, south side between Second and Hawthorne Streets, Lot 80 in Assessor's Block 3750 - Request under Planning Code Section 321 for authorization to construct approximately 241,600 square feet of office space on a vacant site now used for parking in the C-3-S (Downtown Support) District and the 200-S Height and Bulk District.

SPEAKER(S): Tom Sullivan, Sue Hestor
 ACTION: Approved
 AYES: Chinchilla, Theoharis, Antenore, Martin, Mills, Hills
 NAYES: None
 ABSENT: Joe
 MOTION No.: 14750

- 13b. 98.268X (ANDRADE)
631 FOLSOM STREET, south side between Second and Hawthorne Streets, Lot 80 in Assessor's Block 3750 - Request for Determination of Compliance and Exceptions under Planning Code Section 309 for the construction of a new office building exceeding 50,000 square feet; and for an exception from the bulk requirements of Section 270 and separation requirements of Section 132.1(c). A Directors Report and Recommendation regarding the exception will be available 10 days prior to the hearing. The Project is located in the C-3-S (Downtown Support) District and the 200-S Height and Bulk District.

SPEAKER(S): Tom Sullivan, Sue Hestor
 ACTION: Approved
 AYES: Chinchilla, Theoharis, Antenore, Martin, Mills, Hills
 NAYES: None
 ABSENT: Joe
 MOTION No.: 14751

14. 98.809C (KEYLON)
2161 SUTTER STREET, south side between Pierce and Steiner Street, Lot 5 in Assessor's Block 682 - Request for Conditional Use Authorization to establish an 18-bed residential care facility (defined by Planning Code Section 790.50 as Other Institution, Large) for ambulatory mentally disordered adults in an NC-2 (Small-Scale Neighborhood Commercial) District within a 50-X Height and Bulk District.
 (Continued from Regular Meeting of November 12, 1998)

SPEAKER(S): Paul Harrel, Dercy Harrel, Elizabeth Gumas, Michelle Hagan, Isobel Jones, David Rosenthal, Ed Cramer, Daniel Berkley, Courtney Clarkson, Howard Ash, Patricia Vaughey
 ACTION: Continued to January 14, 1999
 AYES: Chinchilla, Theoharis, Antenore, Martin, Mills, Hills

NAYES: None
ABSENT: Joe

15. 98.086C (MILLER)
3006 26TH STREET, northwest corner at Florida Street, Lot 17 in Assessor's Block 4272 -- Request for authorization of a **CONDITIONAL USE** for **EXPANSION** of a **RESIDENTIAL CARE FACILITY** from 16 to 26 residents in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of November 19, 1998)

SPEAKER(S): **Brett Gladstone, Tyrone Yip, Tammy Irwin, Mariam Abrahami, Ella Sevallos, Rezzo Abrahami, Juan Alberto Tam, Anne Kirschner, Donald Hesse, Judy Berkowitz, Mary O'Neil, Priscilla Yu**

ACTION: **Motion to Approve Staff Recommendation**

AYES: **Chinchilla, Theoharis, Antenore, Martin, Mills, Hills**

NAYES: **None**

ABSENT: **Joe**

MOTION No.: **14752**

16. 98.867C (ZWIERZYCKI)
925 COLE STREET, Lot 003 in Assessor's Block 1272, west side between Carl Street and Parnassus Avenue -- Request for Conditional Use authorization under Section 710.26 of the Planning Code to legalize an existing Walk-Up Automated Teller Machine (ATM) facility without a 3-foot recess, in the NC-1 (Neighborhood-Commercial, Cluster) District and 40-X Height and Bulk District.

SPEAKER(S): **Bonnie Carroll, Karen Eldred, Jacob Makey, David Eldred**

ACTION: **Denied**

AYES: **Antenore**

NAYES: **Chinchilla, Theoharis, Martin, Mills, Hills**

ABSENT: **Joe**

MOTION No.: **14753**

G. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

17. 97.615D (ALVIN)
1800 BRYANT STREET, southwest corner of Bryant and 17th Streets (also fronting on Florida Street), Lot 005 in Assessor's Block 3970 -- Request for Discretionary Review of Building Permit Application No. 9801666, proposing to construct a 4-story, 48-unit live/work building with 48 parking spaces in a M-1 (Light Industrial) District.
(Continued from Regular Meeting of December 3, 1998)

Note: On December 3, 1998 following public testimony, the Commission closed public hearing and passed a motion to continue this item for one week, by a vote of +7 to -0.

SPEAKER(S): **Alice Barkley**

ACTION: **No DR**

AYES: Chinchilla, Theoharis, Martin, Mills, Hills
NAYES: Antenore
ABSENT: Joe

18. 98.826D (WASHINGTON)
177-181 PARNASSUS AVENUE, south side between Stanyan and Cole Streets, Lot 018 in Assessor's Block 1276 -- Request for Discretionary Review of Building Permit Application No. 9815641, proposing to construct a four-story rear addition with an additional two-story twelve-foot bump-out off the rear wall of the addition in a RH-3 (House, Three-Family) District.

SPEAKER(S): David Eldred, Bonnie Carroll, Karen Eldred, Robyn Bower, John Fall
ACTION: No DR
AYES: None Chinchilla, Theoharis, Antenore, Martin, Mills, Hills
NAYES: Chinchilla, Theoharis, Antenore, Martin, Mills, Hills None
ABSENT: Joe

Adjournment: 10:05 PM

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1/17/98
Final Draft

SAN FRANCISCO PLANNING COMMISSION & REDEVELOPMENT AGENCY COMMISSION

Meeting Minutes

**Board of Supervisors Chamber - Room 404
War Memorial Building, 401 Van Ness Avenue
Thursday, December 17, 1998
1:30 PM**

Special Joint Meeting

**Hector Chinchilla, President
Anita Theoharis, Vice President
Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills,
Commissioners**

Jonas P. Ionin, Commission Secretary

DOCUMENTS DE

SEP 21 1999

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Commission Calendars are available on the Internet at <http://www.ci.sf.ca.us/planning>
or as a recorded message at (415) 558-6422.

Commission Meeting Procedures

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Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for more information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of action by the Central Permit Bureau. Call (415) 554-6720 for more information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of issuance of the written decision.

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Accessible Meeting Policy

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PLANNING COMMISSION

PRESENT: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills**ABSENT:** Martin

REDEVELOPMENT AGENCY COMMISSION

PRESENT: Sweet, Yee, Dunlop, King, Singh**ABSENT:** Palma, Romero**THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 1:45 P.M.****STAFF IN ATTENDANCE:** Gerald Green - Director of Planning, Hillary Gitelman, Judy Boyajian, Jonas Ionin - Commission Secretary**A. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): None**B. SPECIAL CALENDAR**

1. 94.061E (GITELMAN)
DISPOSAL AND REUSE OF THE FORMER NAVAL SHIPYARD AT HUNTERS POINT
Public Hearing on the *Revised* Draft Environmental Impact Statement/ Environmental Impact Report. The City, Agency, and Navy have jointly prepared a *Revised* Draft EIS/EIR regarding disposal and reuse of federal surplus land at the former Hunters Point Naval Shipyard in San Francisco, California. Revisions include substantial additions to the Draft EIS/EIR published in November 1997 regarding the same project. The *Revised* Draft EIS/EIR considers the direct and indirect impacts of Navy disposal, and also analyzes a No Action Alternative, and two reuse alternatives. The Proposed Reuse Plan would be implemented via the Hunters Point Shipyard Redevelopment Plan, adopted July 14, 1997, and emphasizes mixed use of the site, including residential, industrial, maritime industrial, cultural, institutional, mixed use, research and development, and open space uses. Actions which will rely on the completed EIS/EIR may include possible amendment of the Redevelopment Plan, adoption of San Francisco General Plan amendments, conveyance of the property from the Navy to the City/Agency, and subsequent local actions related to reuse and redevelopment.
NOTE: WRITTEN COMMENTS WILL BE RECEIVED AT THE PLANNING DEPARTMENT UNTIL 5:00 P.M., ON JANUARY 5, 1999.

SPEAKER(S): Espanola Jackson, Dorothy Peterson, Marsha Pendergrass,

Charlie Walker, Chuck Collins, Marti Buxton, Saul Bloom, Alex, Larntsberg, Ruth Gravanis, Christine Shirley, Keith Nakatani, Eve Bach, Jennifer Clary, Mike Thomas, Isaac Smith, Willie B. Kennedy, Owen Wells, Charlie Swanson, Reverend Walker, Barbara Banks, Jeff Marmer, Karen Pierce, Brad Benson, Raymond Thompson, Elizabeth Sullivan, Sophie Maxwell, Dwayne Robinson, Lamar Larkin

ACTION:

Commission President Chinchilla closed the Public Comment Period and extended the Written Comment Period for two weeks to January 19, 1999.

AYES:

Chinchilla, Theoharis, Antenore, Joe, Mills, Hills

NAYES:

None

ABSENT:

Martin

Adjournment: 3:45 PM

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SAN FRANCISCO PLANNING COMMISSION

Meeting Minutes

Commission Chamber - Room 428
War Memorial Building, 401 Van Ness Avenue
Thursday, December 17, 1998
1:30 PM

Regular Meeting

DOCUMENTS DEPT

SEP 21 1999

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Anita Theoharis, Vice President
Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills,
Commissioners

Jonas P. Ionin, Commission Secretary

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PRESENT: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
ABSENT: Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT CHINCHILLA AT 4:10 P.M.

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Bob Passmore - Zoning Administrator, Hillary Gitelman, Lou Andrade, John Billovits, Neil Hart, Diane Wong, Adam Light, Jonas Ionin - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 98.819CV (GORDON)
319 11TH STREET, northeast side of 11th Street, between Folsom and Harrison Street, Lot 29 in Assessor's Block 3520 -- Request for a Conditional Use Authorization to allow the expansion of an existing office use in a landmark building (City Landmark #199) per Planning Code Sections 816.48 and 803.5(c) in the SLR (Service/Light Industrial/Residential) District and a 50-X Height and Bulk District.
(Proposed for Continuance to January 7, 1999)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
NAYES: None
ABSENT: Martin

- 2a. 98.875CV (OMOKARO)
3640 BUCHANAN STREET, southeast corner of Buchanan and North Point Streets; Lot 003 in Assessor's Block 0459 --- Request for Conditional Use Authorization under Section 711.11 and 711.21 of the Planning Code to allow a new second floor office space (approx. 2,717 square feet) in the existing interior high space of the two-story designated Landmark No. 58, San Francisco Gas Light Co. building in a Small-Scale Neighborhood Commercial District (NC-2) and 40-X Height and Bulk Designation. Section 711.11 and 711.21 of the Planning Code requires conditional use authorization for non-residential uses in NC-2 districts with a gross floor area of 4,000 square feet and above and lot area of more than 10,000 square feet. The total lot area of the subject property is approximately 13,479 square feet with a gross floor area of approximately 8,000 square feet.
(Proposed for Continuance to January 14, 1999)

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
NAYES: None
ABSENT: Martin

- 2b. 98.875CV (OMOKARO)
3640 BUCHANAN STREET, southeast corner of Buchanan and North Point Streets; Lot 003 in Assessor's Block 0459 --- OFF-STREET PARKING VARIANCE SOUGHT: The proposal is to add a new second floor space (approx. 2,717 square feet) containing two office spaces of 200 square feet and 1,716 square feet, common storage room, elevator room, duct shaft room, toilet and stairs in the existing interior high space of the two-story designated Landmark No. 58, San Francisco Gas Light Co. building. The proposal also includes seismic upgrade of the building to comply with the city's unreinforced masonry requirements, accessibility and exiting. The new office spaces (approx. 1,916 square feet) requires four off-street parking spaces. The proposal does not provide the required parking.
The application for Variance will be considered by the Zoning Administrator.

SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
NAYES: None
ABSENT: Martin

- SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
NAYES: None
ABSENT: Martin

- SPEAKER(S): None
ACTION: Continued as proposed
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
NAYES: None
ABSENT: Martin

"The Brown Act forbids a commission from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the commission is limited to:

- (1) responding to statements made or questions posed by members of the public; or
- (2) requesting staff to report back on a matter at a subsequent meeting; or
- (3) directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

SPEAKER(S): **Marion Aird**
Re: Enforcement of Planning Codes and Conditions
Gary Noguera
Re: Walgreens in Miraloma Park
Anne Bloomfield
Re: 97.750AR

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of adoption - draft minutes of 12/3/98 and 12/8/98.

SPEAKER(S): **None**
ACTION: **Approved**
AYES: **Chinchilla, Theoharis, Antenore, Joe, Mills, Hills**
NAYES: **None**
ABSENT: **Martin**

6. Discussion of Director Green's Memoranda regarding University Club Conditions of Approval, submitted 12/10/98.

SPEAKER(S): **Anne Ronce**
ACTION: **None**

Commissioner Antenore: Miraloma Park Walgreens, report back from Director.
Commissioner Joe: Chinatown Alleyway Master Plan, correspondence distribution.

D. DIRECTOR'S REPORT

7. Director's Announcements
- Move back to City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400 not 408 (thanks to Commissioner Mills), January 21, 1999.
 - Wished Commissioners and the public good health, a Merry Christmas, and a Happy New Year.
 - Thanked each Commissioner for the Staff Christmas Party contributions and participation.
 - Acknowledged David Bahlman's departure and loss of a San Francisco asset.
8. Review of Past Week's Events at the Board of Supervisors & Board of Appeals
- BoA, 115 Telegraph Boulevard
 - BoA, 316 Filbert Street

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

- 9a. 97.750A (PAEZ)
200 LARKIN STREET, THE OLD MAIN LIBRARY/THE NEW ASIAN ART MUSEUM, the entire block bound by Larkin Street on the west, Hyde Street on the east, McAllister Street on the north and Fulton Street on the south, Assessor's Block 353, Lot 1. A Contributory Building within the Civic Center National Historic Landmark, National Register of Historic Places and Local Historic Districts. Request for a Certificate of Appropriateness for a seismic retrofit, adaptive reuse and rehabilitation project to accommodate the New Asian Art Museum pursuant Article 10 of the Planning Code. This property is within a P (Public Use) Zoning

District and an 80-X Height and Bulk District.

(Continued from Regular Meeting of December 10, 1998)

Note: On December 10, 1998 following public testimony, the Commission closed public hearing and passed a motion of intent to approve by a vote of +7 to -0 +6 to -1.

SPEAKER(S):

None

ACTION:

Noted that this item was calendared by mistake and would be considered at the January 7, 1999 hearing

9b.

97.750R

(PAEZ)

200 LARKIN STREET, THE OLD MAIN LIBRARY/NEW ASIAN ART MUSEUM, the entire block bound by Larkin Street on the west, Hyde Street on the east, McAllister Street on the north and Fulton Street on the south, Assessor's Block 353, Lot 1. A Contributory Building within the Civic Center National Historic Landmark, National Register of Historic Places and Local Historic Districts. Planning Commission review of the seismic retrofit, adaptive reuse and rehabilitation project to determine whether the proposal conforms with the San Francisco General Plan. The property is within a P (Public Use) Zoning District and an 80-X Height and Bulk District.

(Continued from Regular Meeting of December 10, 1998)

Note: On December 10, 1998 following public testimony, the Commission closed public hearing and passed a motion of intent to approve by a vote of +7 to -0 +6 to -1.

SPEAKER(S):

None

ACTION:

Noted that this item was calendared by mistake and would be considered at the January 7, 1999 hearing

F. REGULAR CALENDAR

10.

97.345E

(WONG)

PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT, Geneva Office Building and Power House Demolition. At 2301 San Jose Avenue, southeast corner of San Jose and Geneva Avenues; within the western portion of Lot 36 in Assessor's Block 6972; within a P (Public Use) Zoning District and the 40-X and 105-E Height and Bulk Districts. The project is the proposed demolition of two vacant buildings, commonly known as the Geneva Office Building (City Landmark No. 180) and Power House. Both buildings proposed for demolition are eligible for listing on the National Register of Historic Places. Unless demolished, both buildings would need seismic, structural and cosmetic repair. The buildings occupy the western portion of a site used as MUNI's maintenance and storage facility for light rail vehicles (LRVs). In place of the demolished buildings, MUNI proposes to install about five employee parking spaces and additional rail tracks for storage of up to seven LRVs. The project would require a Certificate of Appropriateness by the Planning Commission. In addition, MUNI proposes to relocate a passenger boarding platform (key stop) from its current location on San Jose Avenue at Seneca Avenue (one block north of the project site), to San Jose Avenue adjacent to the project site. Modifications to San Jose Avenue in the proposed key stop vicinity following demolition of the buildings would include minor street widening and restriping, and realignment of the pedestrian curb adjacent to the project site.

NOTE: WRITTEN COMMENTS WILL BE RECEIVED AT THE PLANNING DEPARTMENT UNTIL 5:00 P.M., ON DECEMBER 29, 1998.

SPEAKER(S):

Bob Planthold, Dan Weaver, Carol Ann Taylor, Marion Aird, Anthony Sacco, Douglas Moran, Rebecca Silverberg, Steven Currier, Anne Bloomfield, Michael Levin, Jeanna Haney, Chris VerPlanck, Greg Gaar, Terry Milne

ACTION:

Public Comment Period Closed

11. 98.220L (LIGHT)
GOLDEN GATE BRIDGE, U.S. Highway 101 and California Highway 1, bounded on the south by the southern anchorage of the bridge structure and on the north by the Marin County line up to and including the north tower of the bridge --Consideration of a Landmark designation pursuant to Landmarks Preservation Advisory Board adoption of Resolution No. 507, on July 15, 1998, initiating the landmark designation of the above-referenced portion of the Golden Gate Bridge, and recommending that the Planning Commission take action to designate this portion of the Bridge as a landmark site in accordance with Article 10 of the Planning Code.

SPEAKER(S): Michael Levin, Amy Brown
ACTION: Approved
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills
NAYES: None
ABSENT: Martin, Hills (Commissioner Hills removed himself from the vote due to conflict of interest potential)
MOTION No.: 14754

12. 98.899L (LIGHT)
2099 PACIFIC AVENUE, Schubert Hall, south side between Laguna and Octavia Streets, in Assessor's Block 591, Lot 23 -- Consideration of a Landmark designation pursuant to Landmarks Preservation Advisory Board adoption of Resolution No. 508, on November 4, 1998, initiating the landmark designation of the above-referenced property, and recommending that the Planning Commission take action to designate this property as a landmark site in accordance with Article 10 of the Planning Code. The property is within an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

SPEAKER(S): None
ACTION: Approved
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
NAYES: None
ABSENT: Martin
MOTION No.: 14755

- 13a. 98.135BX (ANDRADE)
1 MARKET STREET, south side between Steuart and Spear and Streets, Lot 6 in Assessor's Block 3713 - Request under Planning Code Section 321 for authorization to add approximately 60,000 square feet of office space to an existing office building. The new floor area will be the result of seismic upgrading and the in filling of two existing, multi-story, light courts in the interior of the existing building in the C-3-O (Downtown Office) District and the 150-X - 200-S Height and Bulk District.
(Continued from Regular Meeting of December 3, 1998)

SPEAKER(S): None
ACTION: Approved as Amended
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
NAYES: None
ABSENT: Martin
MOTION No.: 14756

- 13b. 98.135BX (ANDRADE)
1 MARKET STREET, south side between Steuart and Spear and Streets, Lot 6 in Assessor's Block 3713 - Request for Determination of Compliance and Exceptions under Planning Code Section 309 for a project exceeding 50,000 square feet; and for an exception from the requirement of one freight loading space per section 152.1. The Project will add approximately 60,000 square feet of office space to an existing building in the C-3-O

(Downtown Office) District and the 150-X - 200-S Height and Bulk District.
(Continued from Regular Meeting of December 3, 1998)

SPEAKER(S): None
ACTION: Approved as Amended
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
NAYES: None
ABSENT: Martin
MOTION No.: 14757

14. 98.135H (KOMETANI)
1 MARKET STREET, south side between Steuart and Spear Streets. Lot 6 in Assessor's Block 3713. Request for a Permit to Alter to seismically brace the existing rooftop tower and to construct two new rooftop mechanical penthouse additions. The subject property is a "Category I" significant building under Article 11 of the Planning Code. The Property is zoned C-3-0 (Downtown Office) District and is in a 150-X / 200-S Height and Bulk District.
(Continued from Regular Meeting of December 3, 1998)

SPEAKER(S): None
ACTION: Approved
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
NAYES: None
ABSENT: Martin
MOTION No.: 14758

15. 98.243C (SMITH)
1351 GRANT AVENUE, west side between Green and Vallejo Streets; Lot 2 in Assessor's Block 131 - Request for Conditional Use Authorization under Sections 722.41 and 722.42 of the Planning Code, to allow a full-service restaurant and bar of approximately 3,400 square feet within the North Beach Neighborhood Commercial District and 40-X Height and Bulk District.

SPEAKER(S): Gerry Crowley, Julie Christensen, Daniel Leone, Sharon Seto, Jonee Levy, George Weinberger, Howard Wong, David Seto, Aaron Peskin, Anita Young, Patricia Katey
ACTION: Continued to January 14, 1999 After a Motion of Disapproval failed to carry by a vote of +2 (Commissioners Antenore and Mills) to -3 (Commissioners Chinchilla, Theoharis, and Joe), following public testimony, the Commission Closed Public Comment. At the direction of Commission President Chinchilla, absent Commissioners Hills and Martin will review the official transcript and all pertinent information prior to casting their vote. The item was Continued to January 14, 1999 under the Consent Calendar.
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills
NAYES: None
ABSENT: Martin, Hills

16. 98.844C (BEATTY)
524 UNION STREET, Lot 9 in Assessor's Block 103, north side between Grant Avenue and Jasper Place -- Request for Conditional Use Authorization per Planning Code Sections 722.41 and 722.42 to establish a full-service restaurant and bar in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

SPEAKER(S): Aaron Peskin, Joe Walsh
ACTION: Approved

AYES: Chinchilla, Theoharis, Antenore, Joe, Mills
NAYES: None
ABSENT: Martin, Hills
MOTION No.: 14759

17. 98.840C (OMOKARO)
2300 FILLMORE STREET, northeast corner of Fillmore and Clay Streets; Lot 33 in Assessor's Block 0612 --- Request for Conditional Use Authorization under Section 718.38 of the Planning Code to allow residential conversion of one dwelling unit on the existing second floor to offices in the Upper Fillmore Neighborhood Commercial District (NCD) and 40-X Height and Bulk Designation.

SPEAKER(S): None
ACTION: Continued to January 21, 1999
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
NAYES: None
ABSENT: Martin

18. 98.760C (BILLOVITS)
3439 SACRAMENTO STREET (Assessor's Block 1020, Lot 34): Conditional use application to create a new lot and construct a new four-story mixed-use building on a lot in excess of 5,000 square-feet in the Sacramento Street Neighborhood Commercial District, per Section 121.1 of the Planning Code.

SPEAKER(S): Alice Barkley, Joseph Collins, Marnell Richardson, Ian Lawlor
ACTION: Approved as Amended
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills
NAYES: None
ABSENT: Martin, Hills
MOTION No.: 14760

19. 98.751C (MILLER)
2526-2534 MISSION STREET, west side between 21st and 22nd Streets, Lot 5 in Assessor's Block 3616 - Request for authorization of a CONDITIONAL USE for a USE IN EXCESS OF 6,000 SQUARE FEET OF FLOOR AREA with an OUTDOOR ACTIVITY ARREAR AT THE REAR OF THE BUILDING in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 65-B Height and Bulk District.

SPEAKER(S): John Barnadero
ACTION: Approved as Amended
AYES: Chinchilla, Theoharis, Antenore, Joe, Mills
NAYES: None
ABSENT: Martin, Hills
MOTION No.: 14761

- 20a. 98.704CV (BAÑALES)
560 HAIGHT STREET, north side, between Fillmore and Steiner Streets, being Lot 6A in Assessor's Block 848 -- Request for Conditional Use authorization to allow Development on a lot greater than 10,000 square feet in area, pursuant to Planning Code Section 711.11, and to allow the establishment of a Large Institution as defined by Planning Code Section 790.50, pursuant to Planning Code Section 711.81, in a NC-2 (Neighborhood Commercial, Small Scale) and 40-X Height and Bulk District. The project also includes a rear yard and dwelling unit exposure variance request to allow the addition of dwelling units on the site.

SPEAKER(S): None
ACTION: Continued to January 14, 1999

AYES: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
 NAYES: None
 ABSENT: Martin

- 20b. 98.704CV (BAÑALES)
560 HAIGHT STREET, north side, between Fillmore and Steiner Streets, being Lot 6A in Assessor's Block 848 -- REAR YARD AND DWELLING UNIT EXPOSURE VARIANCE SOUGHT to allow the addition of dwelling units in a NC-2 (Neighborhood Commercial, Small Scale) and 40-X Height and Bulk District. Section 134 of the Planning Code requires a minimum rear yard depth of 25% of the depth of the lot for dwelling units on the subject property, measured from the rear property line. The rear yard requirement is at each story of a structure containing a dwelling unit. The proposed new dwelling units would be deficient in terms of the rear yard standard. Section 140 of the Planning Code requires that each new dwelling unit face onto a street, alley or rear yard of at least 25 feet in width. The proposed dwellings would not meet this requirement.
The application for Variance will be considered by the Zoning Administrator.

SPEAKER(S): None
 ACTION: Continued to January 14, 1999
 AYES: Chinchilla, Theoharis, Antenore, Joe, Mills, Hills
 NAYES: None
 ABSENT: Martin

G. SPECIAL DISCRETIONARY REVIEW HEARING

At approximately 3:30 PM the Planning Commission will convene into a Special Discretionary Review (DR) Hearing. Procedures governing Special DR Hearings are as follow: DR Requestor(s) are provided with up to five (5) minutes for a presentation and those in support of the DR Requestor(s) are provided with up to three (3) minutes each. The Project Sponsor is then provided with up to five (5) minutes for a presentation and those in support of the Project are provided with up to three (3) minutes each. At the conclusion, each side (not each person) is provided with 2 minutes for a rebuttal. Those cases that are scheduled on this calendar prior to 3:30 PM, but have not been called or heard by 3:30 PM, could be continued to a later time or date as determined by the Commission.

21. 98.704D (BAÑALES)
560 HAIGHT STREET, north side between Steiner and Fillmore Streets, Lot 006A in Assessor's Block 0848 -- Request for Discretionary Review of Building Permit Application No. 9804667, proposing to convert a building last used as a church to 18 dwelling units in a NC-2 (Small-Scale Neighborhood Commercial) District.

SPEAKER(S): None
 ACTION: Continued to January 14, 1999
 AYES: Chinchilla, Theoharis, Antenore, Joe, Mills
 NAYES: None
 ABSENT: Martin, Hills

22. 98.820D (PEPPER)
33 19TH AVENUE, west side between Lake Street and The Presidio, Lot 003 in Assessor's Block 1339 -- Request for Discretionary Review of Building Permit Application No. 9815142, proposing to construct a second-story deck, trellis and stairs at the rear of the existing single-family dwelling in a RH-1 (House, One-Family) District.

SPEAKER(S): Dennis Bonnie, Thayer Hopkins, Brewster Neeley, Elizabeth Bonnie
 ACTION: No DR

AYES:	Chinchilla, Theoharis, Antenore, Joe, Mills
NAYES:	None
ABSENT:	Martin, Hills

Adjournment: 7:30 PM



PLANNING DEPARTMENT

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PLANNING COMMISSION
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ADMINISTRATION
FAX: 558-6426

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FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6126

PLANNING DEPT
DEC 17 1998
S
CITY AND COUNTY OF SAN FRANCISCO

431/98
canceled

NOTICE OF CANCELLATION

PLANNING COMMISSION CITY AND COUNTY OF SAN FRANCISCO REGULAR MEETINGS THURSDAYS,

DECEMBER 24, 1998, AND DECEMBER 31, 1998

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for Thursdays, December 24, 1998, and December 31, 1998 have been canceled. The next Regular Meeting of the Planning Commission will be held on Thursday, January 7, 1999.

Jonas Ionin
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	HECTOR J. CHINCHILLA
VICE PRESIDENT	ANITA THEOHARIS
COMMISSIONER	DENNIS A. ANTENORE
COMMISSIONER	RICHARD HILLS
COMMISSIONER	CYNTHIA JOE
COMMISSIONER	LAWRENCE B. MARTIN
COMMISSIONER	BEVERLY J. MILLS

GERALD GREEN, DIRECTOR OF PLANNING
ROBERT PASSMORE, ZONING ADMINISTRATOR
JONAS IONIN, COMMISSION SECRETARY

